3 12-B-003

563- 573 Riverside street, Portland, ME

Amendement to Plan- Six G's Coed LL

Six Gs Coed, LLC

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2004-0151
Application I. D. Number

7/21/2004
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Amendment to Plan - Six G's Coed LL
Project Name/Description

Consultant/Agent

563 - 573 Riverside Street, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) Amendment to Plan

Proposed Building square Feet or # of Units | Acreage of Site | Zoning

**Check Review Required:**

☐ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Pla Subdivision Engineer Review Date

## Planning Approval Status:

Reviewer

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ OK to Issue Building Permit signature date

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
| ☐ Temporary Certificate of Occupancy | date | ☐ Conditions (See Attached) | expiration date |
| ☐ Final Inspection | date | signature | |
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| ☐ Defect Guarantee Submitted | submitted date | amount | expiration date |
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Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

July 21, 2004
00235

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Amended Site Plan, 567 Warren Avenue, Six G's Coed, LCC**
**ID# 2003-0210, CBL #312-B-003**

Dear Kandi:

Please consider this letter and the enclosed $250.00 check as an application to amend the previously approved amended plans for a 14,000 square foot building at 567 Warren Avenue. Based upon a review of the site with the owner, contractor and City inspector, Sebago Technics performed an as-built survey of the site which forms the basis of the enclosed plans. Additional underground utility information was based upon the previously approved plan set. Based upon the as-built survey of the constructed site, we request the following revisions to the approved plan:

1. As you will recall, our previous request for an amendment had proposed 25 parking spaces. When informed by the City that this would require stormwater treatment, the plan was further revised to provide 24 spaces. Unfortunately, the site was paved during the revision interval of the two plans. To maintain parking for the developed site at less than 25 spaces, we propose to paint an island as shown for no parking.

2. The original drainage design consisted of a swale to intercept the runoff and direct it to the rear of the site. During construction, catch basins and storm drains were installed as shown on the plan to provide a more positive interception of the runoff. This storm drain was connected to the existing catch basin at the project entrance drive which is connected to the municipal system in Riverside Street.

3. SMH-3 was inadvertently shown on the last plan. It was the intent of the owner to eliminate this manhole and connect directly to SMH-2 as shown on the plan.

4. The chain link fence that was originally shown along the southerly property line is requested to be eliminated.

5. The existing transformer pad servicing the abutting Phoenix Welding building was utilized in coordination with Central Maine Power Company to eliminate the transformer pad shown on the approved plan.

6. The gas service from Riverside Street originally proposed is now shown as two underground propane tanks to be installed near the northeast corner of the building.

7. Bollards are shown installed at the drive-in doors for the first four (4) units, which are proposed to be installed on the remaining three (3) units.

We are hopeful that we have provided sufficient information to allow the amendment to be reviewed and approved. Upon your review of this letter and the enclosed plans, however, please call with any questions or comments. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Dennis Waters, Patco Construction, Inc.

# CITY OF PORTLAND, MAINE
# DEVELOPMENT REVIEW APPLICATION
# PLANNING DEPARTMENT PROCESSING FORM
## DRC Copy

2004-0151
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☐ Zoning Variance
☐ Other ____

Fees Paid: Site Pla ____ Subdivision ____ Engineer Review ____ Date ____

## DRC Approval Status:

Reviewer ____

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date ____ Approval Expiration ____ Extension to ____ ☐ Additional Sheets Attached

☐ Condition Compliance ____ signature ____ date ____

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Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Dennis Waters, Patco Construction, Inc.

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

# MEMORANDUM

**DATE:** **January 4, 2006**

**TO:** **Kandi Talbot, Portland Planning Authority**

**FROM:** Stephen R. Bushey, P.E.

**SUBJECT:** **Six G's Coed, 567 Riverside Street**
**Site Plan Review**

DeLuca-Hoffman Associates, Inc. has reviewed the proposed site plans prepared by Sebago Technics dated 11-10-05. The plans and supporting materials appear to be acceptable for processing and consideration of conditional approval at this time. We offer the following comments for your consideration.

1. The zoning administrator should review the plan and verify compliance with the 10' pavement setback required in the IM zone.

2. The Public Works Dept. should indicate their acceptance of the additional flows into their drainage system. The most recent letter simply states that the City system crosses Riverside Street and discharges into a natural ravine on the north side of the street.

3. The applicant is proposing to install a downstream defender water quality treatment unit. The sizing criteria and design for the water quality treatment unit should be provided prior to the issuance of a building permit. The design flow and TSS removal percentage should be indicated on the drawing so in the event of a substitution, reasonable design data will be understood by the DRC. A drainage maintenance agreement must also be provided for the long term maintenance of the structure and system components.

4. The locations of sediment barriers and other erosion control measures should be identified on the grading plan. The letter suggests that this information was added however it is not apparent on the drawing. A narrative discussing the necessary erosion control measures and timing requirement should also be placed on the plans.

If you have any questions please contact this office.

SRB/jn1350.10/I:/Six G's01-04-06

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

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- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

# MEMORANDUM

**DATE:** **September 22, 2005**

**TO:** **Kandi Talbot, Portland Planning Authority**

**FROM:** Stephen R. Bushey, P.E.

**SUBJECT:** **Six G's Coed, 567 Riverside Street**
**Site Plan Review**

DeLuca-Hoffman Associates, Inc. has reviewed the proposed site plans prepared by Sebago Technics dated 07-18-05. The plans and supporting materials appear to be acceptable for processing and consideration of conditional approval at this time. We offer the following comments for your consideration.

1. The applicant should provide a summary of the development activities since 1975 and verify that the overall site has not 3 acres of impervious surface, thus triggering Site Law review under DEP guidelines. We suspect that this is not the case, however this can be easily confirmed by the engineer.

2. The applicant is proposing a new 6,000 SF building generally along the Riverside Street frontage. The plan includes paved areas and a closed drainage system to capture and convey runoff to the drainage system in Riverside Street. A stormwater management report has been prepared that shows that a increase in peak runoff is predicted to enter the City's street system. The Public Works Dept. should review these conditions and confirm that this increase in flow to their system is acceptable. The engineer should provide additional evidence regarding the capacity of the street system and its ability to handle the increased flow from the site.

3. The applicant is proposing to install a downstream defender water quality treatment unit. The sizing criteria and design for the water quality treatment unit should be provided prior to the issuance of a building permit. A drainage maintenance agreement must also be provided for the long term maintenance of the structure and system components.

4. The locations of sediment barriers and other erosion control measures should be identified on the grading plan. A narrative discussing the necessary erosion control measures and timing requirement should also be placed on the plans.

If you have any questions please contact this office.

SRB/jn1350.10/I:/Six G's09-22-05

**SEBAGO TECHNICS, INC.**
One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

**Phone (207) 856-0277 FAX (207) 856-2206**

# LETTER OF TRANSMITTAL

12800

| | |
|---|---|
| DATE 11-10-05 | JOB NO. 00235 |
| ATTENTION KANDICE TALBOT | |
| RE: SIX G'S CDED, LLC | |
| 563 RIVERSIDE ST. | |

TO CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME 04101

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 9 | | | REVIEW COMMENTS RESPONSE LETTER |
| 9 | | | REVISED PLAN SETS |
| 9 | | | CITY OF PORTLAND PLAN & PROFILE - RIVERSIDE ST. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

*If enclosures are not as noted, kindly notify us at once.*

**PATCO CONSTRUCTION, INC.**
1293 Main Street
SANFORD, MAINE 04073

(207) 324-5574

# LETTER OF TRANSMITTAL

| | |
|---|---|
| DATE 10/8/05 | JOB NO. |
| ATTENTION Candy Talbot | |
| RE: BioProcessing 1039 Riverside St. | |

TO Planning Dept.
City of Portland
389 Congress Street
Portland, ME. 04101

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
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| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 1 | | A-2 | Building Elevations |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |

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☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Candy,
Per our meeting last Wednesday, the Building Elevations for your file.

Thanks,

COPY TO _____

SIGNED: Dennis Waters

*If enclosures are not as noted, kindly notify us at once.*

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Bill Scott, Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

# CITY OF PORTLAND, MAINE
## DEVELOPMENT REVIEW APPLICATION
## PLANNING DEPARTMENT PROCESSING FORM
### Planning Copy

2005-0166
Application I. D. Number

07/06/2005
Application Date

**Six G's Coed Llc**
Applicant

**557 Riverside St, Portland, ME 04103**
Applicant's Mailing Address

**Office Warehouse Building**
Project Name/Description

**563 - 563 Riverside St, Portland, Maine**
Address of Proposed Site

Consultant/Agent

**Applicant Ph: (207) 797-5832** **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

**306 B001001**
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☑ Retail ☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

**6,000 s.f.**
Proposed Building square Feet or # of Units

Acreage of Site

**IM**
Zoning

**Check Review Required:**

☑ Site Plan (major/minor)
☐ Subdivision # of lots
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☐ Shoreland
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☐ DEP Local Certification
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☐ Zoning Variance
☐ Other

Fees Paid: Site Plan **$750.00** Subdivision Engineer Review **$240.00** Date **11/14/2005**

Reviewer **Kandi Talbot**

## Planning Approval Status:

☑ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date **02/09/2006** Approval Expiration **02/09/2007** Extension to ☐ Additional Sheets Attached

☑ OK to Issue Building Permit **Kandi Talbot** signature **02/15/2006** date

**Performance Guarantee** ☑ **Required*** ☐ **Not Required**

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| | | | |
|---|---|---|---|
| ☑ Performance Guarantee Accepted | **02/10/2006** date | **$72,966.00** amount | **05/01/2007** expiration date |
| ☑ Inspection Fee Paid | **02/13/2006** date | **$1,459.32** amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
| ☐ Temporary Certificate of Occupancy | date | ☐ Conditions (See Attached) | expiration date |
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Reviewer **Steve Bushey**

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November 9, 2005
00235

Ms. Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Site Plan Application, Six G's Coed, LLC.,**
**6000 S.F. Office/Warehouse Building, 563 Riverside Street**
**ID # 2005-0165, CBL #306-B-001**

Dear Kandice:

This letter and the enclosed material are in response to review comments for the project referenced above as contained in your memorandum dated September 25, 2005. The following responses correspond to the comments within your memorandum:

1. A standard boundary survey, stamped by a registered surveyor, is enclosed.

2. Building elevations, facade materials and a proposed building height are enclosed.

3. The Portland Sewer Division has been contacted and a capacity letter will be forwarded upon receipt.

4. Responses to comments will be provided as they are received from the traffic engineer.

5. a. The proposed site was undeveloped prior to 2004. In 2004, a 14,000 square foot building was constructed along with an access drive and accessory parking. Including the proposed project, the total impervious on the site will be approximately 1.4 acres.

   b. Enclosed is a copy of the City's Plan and Profile sheet for this area of Riverside Street. The plan indicates an existing catch basin on the east side of Riverside Street, approximately 30 feet south of the proposed site. This catch basin represents the proposed connection point for the storm drainage system servicing this site. This catch basin connects directly to another catch basin on the west side of Riverside Street via two, 12" diameter storm drains and then discharges to a natural drainage swale on the west side of Riverside Street via a 24" diameter storm drain. Due to the proximity of this site to the municipal drainage outfall on the opposite side of Riverside Street, no on-site detention is proposed for this project.

c. The downstream defender water quality treatment unit sizing criteria and design will be provided prior to the issuance of a building permit. A drainage maintenance agreement for the unit will also be provided.

d. Silt fences, hay bales barriers at each catch basin and a construction entrance have been added to the Grading Plan. A narrative discussing the necessary erosion control measures and timing requirements has been provided on the detail sheet.

6. We have discussed the proposed project with the Portland Water District and will forward their permission to construct parking over their easement upon receipt.

7. Responses to comments will be provided as they are received from the City Arborist. In accordance with our discussions with Jay Reynolds, additional trees are proposed on the enclosed Landscaping Plan to allow for a release of this Performance Guarantee for the original site.

8. There is an existing sidewalk with granite curbing along the frontage of the site on Riverside Street.

9. Lighting catalogue cut sheets are included for review.

10. The applicant has designed the proposed building with the flexibility to accommodate multiple tenants. As such, the proposed site layout and parking spaces provide similar flexibility for direct access to potential lease space within the building.

We are hopeful that we have adequately addressed the review comments such that the Planning Board may grant site plan approval to the project. Upon your review of the enclosed information, however, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Richard L. Meek, P.E.
Sr. Project Engineer

RLM:rlm/dlf

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

# FAX

**To:** Shawn Frank

**Company:** Sebago Technics

**Fax #:** 856-2206

**Date:** January 11, 2006

**From:** Kandi Talbot

You should receive 3 page(s) including this cover sheet.

**Comments:**

# Kandi Talbot - Six G's 6,000 sq. ft. warehouse building; 563 Riverside Street ID #2005-0165

**From:** Kandi Talbot
**To:** internet:SFRANK@SEBAGOTECHNICS.COM
**Date:** 01/11/2006 3:24 PM
**Subject:** Six G's 6,000 sq. ft. warehouse building; 563 Riverside Street ID #2005-0165
**CC:** Sarah Hopkins

Shawn,

During a recent telephone conversation, we discussed that the following information is being requested for the Six G's warehouse project on 563 Riverside Street.

1. Building elevations were not enclosed in the last submittal as stated.

2. Sewer Capacity letter from the Portland Sewer Division.

3. Letter from Portland Water District stating that you may construct parking over their easement on the site.

4. Response to Steve Bushey's comments dated January 4, 2006.

5. Jeff Tarling, City Arborist, has reviewed the landscaping plan and is requesting three (3) additional trees be added to the site plan. I will fax you a copy of the marked up landscaping plan for your review.

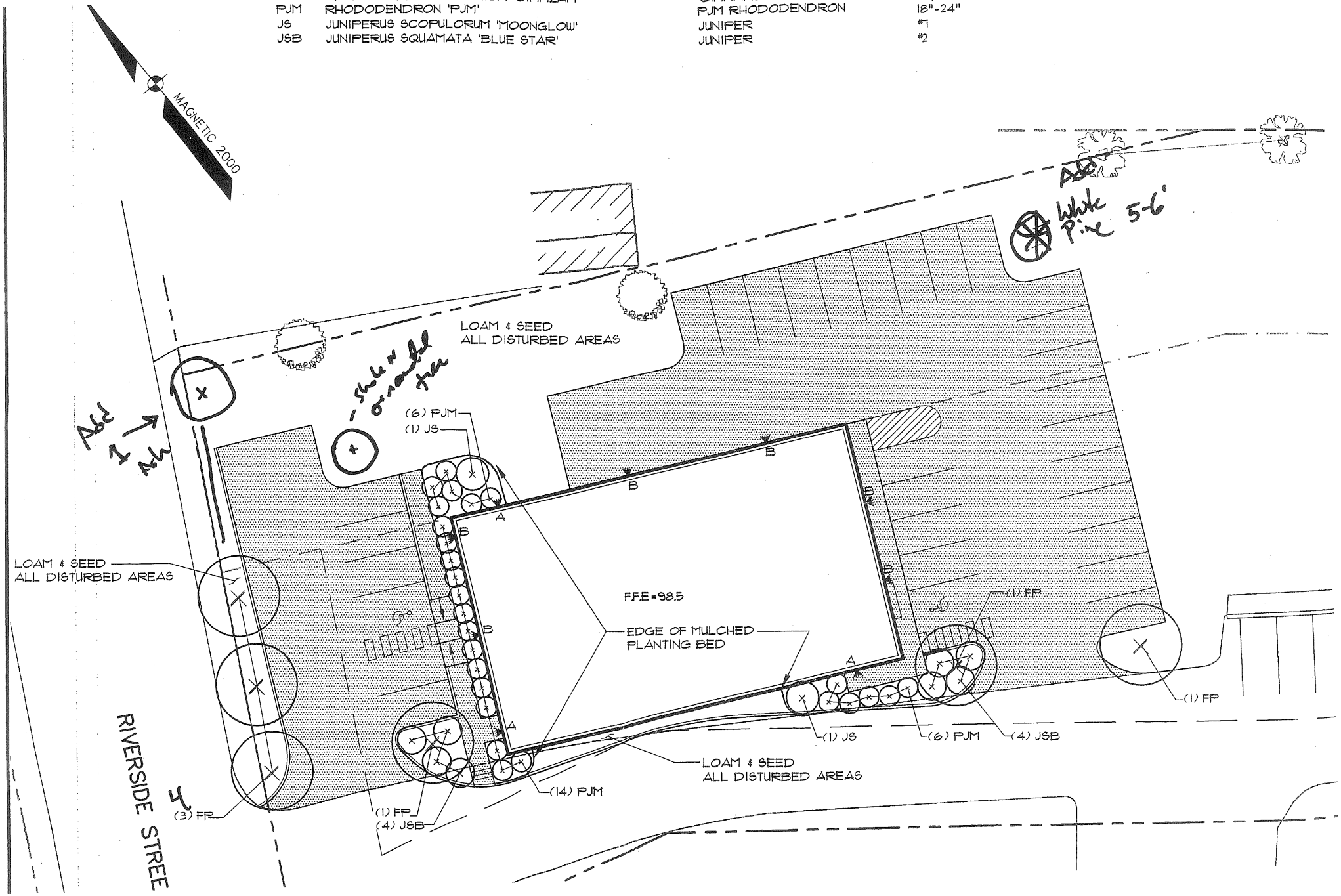
6. There is an existing sidewalk with granite curbing along the frontage of the site. The sidewalk and granite curbing shall be shown on the plans as existing.

7. Lighting catalogue cuts were not included in the lastest submittal as indicated. Please also submit a photometric plan, so that it can be determined that the lighting will meet the City's lighting standards.

If you have any other questions, please do not hesitate to contact me at 874-8901.

Thanks.
Kandi

| | | | |
|---|---|---|---|
| | [illegible] CIMMARON ASH | CIMMARON ASH | 1¾"C |
| PJM | RHODODENDRON 'PJM' | PJM RHODODENDRON | 18"-24" |
| JS | JUNIPERUS SCOPULORUM 'MOONGLOW' | JUNIPER | #7 |
| JSB | JUNIPERUS SQUAMATA 'BLUE STAR' | JUNIPER | #2 |



Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

ovember 9, 2005
0235

Ms. Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Site Plan Application, Six G's Coed, LLC.,**
**6000 S.F. Office/Warehouse Building, 563 Riverside Street**
**ID # 2005-0165, CBL #306-B-001**

Dear Kandice:

This letter and the enclosed material are in response to review comments for the project referenced above as contained in your memorandum dated September 25, 2005. The following responses correspond to the comments within your memorandum:

1. A standard boundary survey, stamped by a registered surveyor, is enclosed.

2. Building elevations, facade materials and a proposed building height are enclosed.

3. The Portland Sewer Division has been contacted and a capacity letter will be forwarded upon receipt.

4. Responses to comments will be provided as they are received from the traffic engineer.

5. a. The proposed site was undeveloped prior to 2004. In 2004, a 14,000 square foot building was constructed along with an access drive and accessory parking. Including the proposed project, the total impervious on the site will be approximately 1.4 acres.

   b. Enclosed is a copy of the City's Plan and Profile sheet for this area of Riverside Street. The plan indicates an existing catch basin on the east side of Riverside Street, approximately 30 feet south of the proposed site. This catch basin represents the proposed connection point for the storm drainage system servicing this site. This catch basin connects directly to another catch basin on the west side of Riverside Street via two, 12" diameter storm drains and then discharges to a natural drainage swale on the west side of Riverside Street via a 24" diameter storm drain. Due to the proximity of this site to the municipal drainage outfall on the opposite side of Riverside Street, no on-site detention is proposed for this project.

c. The downstream defender water quality treatment unit sizing criteria and design will be provided prior to the issuance of a building permit. A drainage maintenance agreement for the unit will also be provided.

d. Silt fences, hay bales barriers at each catch basin and a construction entrance have been added to the Grading Plan. A narrative discussing the necessary erosion control measures and timing requirements has been provided on the detail sheet.

6. We have discussed the proposed project with the Portland Water District and will forward their permission to construct parking over their easement upon receipt.

7. Responses to comments will be provided as they are received from the City Arborist. In accordance with our discussions with Jay Reynolds, additional trees are proposed on the enclosed Landscaping Plan to allow for a release of this Performance Guarantee for the original site.

8. There is an existing sidewalk with granite curbing along the frontage of the site on Riverside Street.

9. Lighting catalogue cut sheets are included for review.

10. The applicant has designed the proposed building with the flexibility to accommodate multiple tenants. As such, the proposed site layout and parking spaces provide similar flexibility for direct access to potential lease space within the building.

We are hopeful that we have adequately addressed the review comments such that the Planning Board may grant site plan approval to the project. Upon your review of the enclosed information, however, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Richard L. Meek, P.E.
Sr. Project Engineer

RLM:rlm/dlf

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

# MEMORANDUM

**DATE:** September 22, 2005

**TO:** Kan i Talbot, Portland Planning Authority

**FROM:** Step en R. Bushey, P.E.

**SUBJECT:** Six G's Coed, 567 Riverside Street
Site lan Review

---

DeLuca-Hoffman Associates, Inc. has reviewed the proposed site plans prepared by Sebago Technics dated 07-18-05. he plans and supporting materials appear to be acceptable for processing and considerati of conditional approval at this time. We offer the following comments for your consid tion.

1. The applicant shou provide a summary of the development activities since 1975 and verify that the over site has not 3 acres of impervious surface, thus triggering Site Law review under DE idelines. We suspect that this is not the case, however this can be easily confirmed b he engineer.

2. The applicant is pr osing a new 6,000 SF building generally along the Riverside Street frontage. The pl cludes paved areas and a closed drainage system to capture and convey runoff to t rainage system in Riverside Street. A stormwater management report has been p ed that shows that a increase in peak runoff is predicted to enter the City's street syste The Public Works Dept. should review these conditions and confirm that this i ase in flow to their system is acceptable. The engineer should provide additiona dence regarding the capacity of the street system and its ability to handle the increa ow from the site.

3. The applicant is p osing to install a downstream defender water quality treatment unit. The sizing criteri nd design for the water quality treatment unit should be provided prior to the issua f a building permit. A drainage maintenance agreement must also be provided for t ng term maintenance of the structure and system components.

4. The locations of s nent barriers and other erosion control measures should be identified on the g ng plan. A narrative discussing the necessary erosion control measures and tim equirement should also be placed on the plans.

If you have any question se contact this office.

SRB/jn1350.10/I:/Six G's 22-05

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2005-0166
Application I. D. Number

7/6/2005
Application Date

Six G's Coed Llc
Applicant

557 Riverside St, Portland, ME 04103
Applicant's Mailing Address

Office Warehouse Building
Project Name/Description

Consultant/Agent

563 - 563 Riverside St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5832 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

306 B001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☑ Retail ☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

6,000 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

IM
Zoning

**Check Review Required:**

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Pla $500.00 Subdivision Engineer Review Date 7/21/2005

## Planning Approval Status:

Reviewer

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ OK to Issue Building Permit
signature date

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
| ☐ Temporary Certificate of Occupancy | date | ☐ Conditions (See Attached) | expiration date |
| ☐ Final Inspection | date | signature | |
| ☐ Certificate Of Occupancy | date | | |
| ☐ Performance Guarantee Released | date | signature | |
| ☐ Defect Guarantee Submitted | submitted date | amount | expiration date |
| ☐ Defect Guarantee Released | date | signature | |

563 Riverside St.
#2005-0166
major SP
Notice Sent to
1,000 feet


tbrook

PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* www.portlandmaine.gov

**Planning and Development Department**
Lee D. Urban, Director

**Planning Division**
Alexander Jaegerman, Director

September 25, 2005

Mr. Shawn Frank
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: 6,000 sq. ft. Office/Warehouse Building, 563 Riverside Street
ID #2005-0165, CBL #306-B-001

Dear Mr. Frank:

After review of the submittal for the proposed building located at 563 Riverside Street, the following comments have been generated:

1. A standard boundary survey, stamped by a registered surveyor, shall be submitted.

2. Building elevations shall be submitted, along with façade materials proposed. The proposed height of the building shall also be shown to determine if the setbacks are being met.

3. A capacity letter from the Portland Sewer Division shall be submitted.

4. The Traffic Engineer is currently reviewing the plan and traffic assessment. Any additional comments from the Traffic Engineer shall be forwarded to you.

5. The Development Review Coordinator has reviewed the stormwater management plan and comments are as follows:

   a. The applicant should provide a summary of the development activities since 1975 and verify that the overall site has not 3 acres of impervious

surface, thus triggering Site Law Review under DEP guidelines. We suspect that this is not the case, however, this can be easily confirmed by the engineer.

b. The applicant is proposing a new 6,000 sq. ft. building generally along the Riverside Street frontage. The plan includes paved areas and a closed drainage system to capture and convey runoff to the drainage system in Riverside Street. A stormwater management report has been prepared that shows that a increase in peak runoff is predicted to enter the City's street system. The Public Works Dept. should review these conditions and confirm that this increase in flow to their system in acceptable. The engineer should provide additional evidence regarding the capacity of the street system and its ability to handle the increased flow from the site.

c. The applicant is proposing to install a downstream defender water quality treatment unit. The sizing criteria and design for the water quality treatment unit should be provided prior to the issuance of a building permit. A drainage maintenance agreement must also be provided for the long term maintenance of the structure and system components.

d. The locations of sediment barriers and other erosion control measures should be identified on the grading plan. A narrative discussing the necessary erosion control measures and timing requirement should also be placed on the plans.

6. It appears from the Portland Water District easement language, that the applicant will need written permission to install a parking area over the Portland Water District easement.

7. The City Arborist is currently reviewing the landscaping plan. Additional comments from the City Arborist shall be forwarded to you.

8. Is there sidewalk and granite curb along the frontage of the site? If not, Chapter 25 requires that sidewalk and granite curb be installed. The plans must be revised to show sidewalk and granite curb. Was a waiver granted as part of the previous approval. A waiver of sidewalk and granite curb may be requested, but must meet the sidewalk and granite curb waiver requirements. The sidewalk waiver criteria are attached for your review.

9. Lighting catalogue cuts and a photometric plan shall be submitted to determine if the proposed lighting meets the City's lighting standards.

10. Is there anyway to design the plan to bring the building closer to Riverside Street and have the parking located completely behind the building?

If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

Kandice Talbot

Kandice Talbot
Planner

CC: Sarah Hopkins, Development Review Services Manager

**Sec. 25-96. Required for nonresidential, two-family or multi-family development; exceptions.**

Where a nonresidential, or a two-family or multi-family development requiring site plan approval abuts any accepted street and a sidewalk with granite curbing satisfactory to the public works authority has not already been provided, a sidewalk constructed of bituminous concrete, portland cement concrete, brick or other paving material and granite curbing shall be provided along the entire street frontage of the lot. If either a sidewalk or curbing, but not both, shall exist at such location which is satisfactory to the public works authority, only a sidewalk or curbing, as the case may be, shall be provided. In either case, such sidewalk and curbing shall be constructed in accordance with the specifications and to the satisfaction of the public works authority at no cost to the city. In conjunction with major site plan review, the planning board, or with minor site plan review, the planning authority, may waive or modify the requirements contained herein upon a like finding and on the same terms and conditions as set forth in section 14-506(b) of this Code.

**Sec.14 –506 (b) Modifications.**

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may vary the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does no contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
4. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Curbing-

1. The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost

2. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
3. The street has been rehabilitated without curbing in the last 60 months.
4. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

In no event shall the variation have the effect of creating potentially hazardous vehicle and pedestrian conflict or nullifying the intent and purpose and policies of the land development plan relating to transportation and pedestrian infrastructure and the regulations of this article. At its discretion, the planning authority may refer any petition for a variance from the curb and sidewalk requirement to the planning board for decision.

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

February 1, 2006
00235

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Site Plan Application, Six G's Coed, LLC**
**6,000 Square Foot Office/Warehouse Building, 563 Riverside Street**
**ID#2005-0165, CBL #306-B-001**

Dear Kandice:

This letter and the enclosed material are provided in response to your review comments as contained in your memorandum dated January 11, 2006 and the review comments from DeLuca-Hoffman Associates, Inc. as contained in their letter dated January 4, 2006. The following numbered responses correspond to the numbered comments contained within your memorandum:

1. The building elevations are enclosed.

2. The sewer capacity letter is enclosed as the issue regarding the street address of the proposed building has been addressed.

3. Enclosed is the letter from the Portland Water District allowing the development, with the condition that the specific easement between the two parties be modified.

4. The responses to the review comments from Steve Bushey are included within this letter.

5. We appreciate the request by the City Arborist for additional trees. As you will recall, this latest landscaping plan removed trees within the Portland Water District easement at the request of the District, so the enclosed plan does not include the requested trees within the easement.

6. The existing curb and sidewalk along Riverside Street are now depicted on the plans.

7. Enclosed are the requested lighting catalogue cuts. The photometric plan is forthcoming and will be provided under separate cover.

The following numbered responses correspond to the numbered comments contained within the DeLuca-Hoffman Associates, Inc. letter:

1. The plan has been revised to provide the required 10 foot pavement setback for the proposed pavement.

2. The connection of the stormwater system to the municipal system currently exists. This proposal consists of connecting two (2) additional catch basins to collect runoff from the impervious areas associated with the 6,000 square foot building construction. The connection of these two (2) basins to the existing system will not add significant flows to the municipal system. Additionally, a downstream defender is proposed to be installed to provide treatment to all collected runoff, including the existing development prior to it entering the municipal system.

3. The design flows and TSS removal percentage are now included on the detail of the downstream defender. Enclosed is the requested drainage maintenance agreement for the structure.

4. The erosion control measures are now included on the grading plan.

We are hopeful that this letter, the enclosed information, and the revised plans adequately address the outstanding issues such that the site plan may be approved. Upon your review of the enclosed information, however, please call with any additional questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Sr. Project Manager

SMF:jc
Enc.

cc: Dennis Waters, Patco Construction

PORTLAND
*Strengthening a Remarkable City, Building a Community for Life* *www.portlandmaine.gov*

**Public Works Department**
Michael J. Bobinsky, Director

27 January 2006



Ms. Rebecca Steinberg,
Design Engineer,
Sebago Technics, Incorporated,
P. O. Box 1339,
Westbrook, Maine 04098-1339

**RE: The City's Capacity to Handle an Anticipated Increase in Wastewater Flows, from a Proposed Office, Warehouse Building, at 10 and 16 Manuel Circle, off 563 Riverside Street, Portland, Maine.**

Dear Ms. Steinberg:

The existing twelve inch diameter sanitary sewer pipe, located in Riverside Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **150 GPD**, from your proposed project.

| **Anticipated Wastewater Flows from the Proposed Building:** | |
|---|---|
| Ten Proposed Employees @ 15 GPD/Employee | = 150 GPD |
| **Total Proposed Increase in Wastewater Flows for this Project** | **= 150 GPD** |

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8832.

Sincerely,
**CITY OF PORTLAND**

Frank J. Brancely, B.A. M.A.
Senior Engineering Technician

FJB

cc: Alexander Q. Jaegerman, Director, Department of Planning, and Urban Development, City of Portland
Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file

O:\Engshare\FJB\Capacity Letters\10, 16 "Manuel Circle."
C:\Frank's\Capacity Letters\10, 16 "Manuel Circle."

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY



January 16, 2006

Mr. Eric Johnson
6 G's Coed LLC
557 Riverside Street
Portland, Maine 04103

Re: Easement Modification Agreement
Proposed Building Project – Riverside Street

Dear Mr. Johnson:

The Portland Water District has reviewed plans submitted by Rebecca Steinberg of Sebago Technics for your proposed building project on Riverside Street in Portland. These plans are acceptable to the District, although an Easement Modification Agreement to allow the fill and pavement to be placed on our easement will be required. I have attached an application form for your use. Please sign the form and return it to me along with the $200 fee to process the agreement.

Once I receive the application form and fees, I will draft an agreement for your review and signature. If you have any questions or need any further information, do not hesitate to call me at 774-5961 ext. 3057.

Sincerely yours,

PORTLAND WATER DISTRICT

Norman Twaddel

Norman V. Twaddel
Right of Way Agent

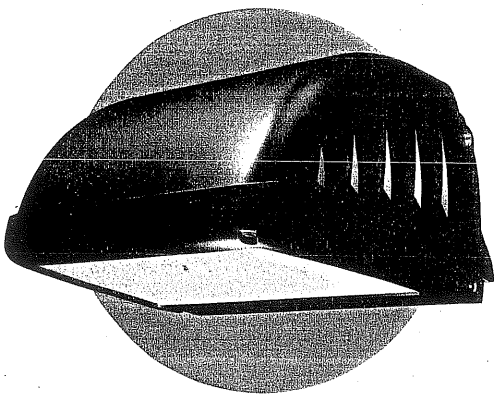
Enclosure

Cc: Rebecca Steinberg – Sebago Technics ✓

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG

# LAREDO





## Features

- Decorative Cast Aluminum Housing and Door. Rugged protection for internal components. Provides heat sink and long ballast life.
- Full Cutoff Distribution - flat glass and segmented reflector provide wide spread with an environmentally friendly light control. Standard, removable front shield, reduces forward beam projection while maintaining lateral throw, if desired.
- Vertical lamp position (lamp is optional) provides maximum performance and life.
- Three point lag over recessed wiring boxes. Three 1/2" conduit hubs allow feed-thru wiring capability.
- Wide selection of wattage and sources including pulse start and electronic metal halide.
- 800 Series powder paint for lasting appearance in outdoor environments.
- Multiple options customize including a tool-free latch, which allows re-lamping from the ground, photocontrol for energy savings, fusing, quartz standby and EM sockets for remote power, lamps and five standard finishes.
- CSA certified for use in wet locations.

## Ordering Information

Example: LMC - 175P - 8 - 1 - TL

Series | Watts/Source | Volts | Finish | Options

**Series**
- **LMC** Laredo Medium Cutoff

**Wattage/Source**

*Pulse Start Metal Halide*
- **70P** 70W
- **100P** 100W
- **150P** 150W
- **175P** 175W

*Metal Halide*
- **175H** 175W

*Electronic Metal Halide*
- **70E** 70W
- **100E** 100W

*Electronic Fluroescent*
- **42F** 42/32/26W[1]

*High Pressure Sodium*
- **70S** 70W
- **150S** 150W

**Voltage**
- **8** Quad-Tap® (120, 208, 240, 277V)
- **6** TriTap (120, 277, 347V)
- **5** 480V
- **E** 220/240V 50Hz (std. on EL or FL ballasts)

**Finish**
- **1** Bronze
- **2** Black
- **3** Gray
- **4** White
- **5** Platinum

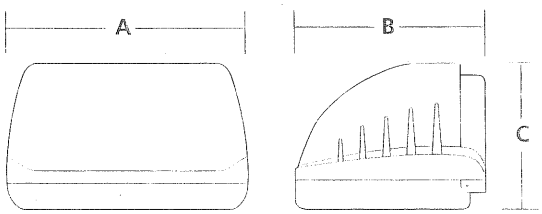
**Options**
- **PC(X)** Button photocontrol (specify voltage)
- **TL** Tool-Less Entry
- **LP** Lamp included
- **F(X)** Fusing (specify voltage)
- **QST** Time delay quartz stand-by system-less lamp
- **EM** DC bayonet socket (for remote power by others)
- **EM12** MR11/MR16 two pin socket for 12V power by others

1 For with lamp option - indicate desired wattage: LP42, LP32, LP26

## Accessories - Order Separately

| Catalog Number | Description |
|---|---|
| **PBT-1** | Photocontrol, button type, 120V |
| **PBT-234** | Photocontrol, button type, 208, 240, 277V |
| **LMC-SPC** | Polycarbonate shield |

## Dimensions




| A | B | C |
|---|---|---|
| 16" | 12.13" | 9" |
| 406 mm | 308 mm | 229 mm |

# DOWNSTREAM DEFENDER®
# MAINTENANCE PROPOSAL

The Downstream Defender is a hydrodynamic separator used to remove oils, floatables and settleable solids from stormwater. As settleable solids are separated from the stormwater, they are directed into the collection facility at the base of the Downstream Defender. Oils and floatables are retained in the annular space between the concrete chamber and the internal components of the treatment unit. The pollutant storage capacities are generally adequate to store annual accumulations of pollutants. A semi-annual inspection and annual clean out of the Downstream Defender is recommended to ensure optimal performance of the unit.

## STORMDRAIN SYSTEM MAINTENANCE PROPOSAL

The purpose of the stormdrain maintenance program is to ensure that stormwater is being collected and directed through the Downstream Defender and to ensure that pollutant accumulations do not exceed pollutant storage capacities. The following semi-annual inspections, monitoring and clean-out procedures are recommended:

- Semi-annual inspection of the Downstream Defender to monitor accumulation of pollutants (sediment, oils and floatables) and ensure proper operation of the unit(s).
- Semi-annual inspections of the immediate upstream and downstream structures to ensure free flow of stormwater through the Downstream Defender.
- An Annual Maintenance Report summarizing the Monitoring Logs that documents observations as well as the volume of sediment, oils and floatables that have been removed.
- Clean-out of the Downstream Defender to be conducted as necessary. Removed pollutants will be disposed in accordance with State regulations.

Hydro International ▪ 94 Hutchins Drive ▪ Portland, ME 04102
Tel: (207) 756-6200 ▪ Fax: (207) 756-6212 ▪ E-mail: hiltech@hil-tech.com
www.Hydro-International.biz

## MAINTENANCE PROCEDURES

Semi-annual Inspections:

The following procedures outline the work to be completed as part of the maintenance proposal.

- Coordinate inspections with the property owner, facility manager, or assigned contact person to ensure that access to the immediate upstream and downstream structures and the Downstream Defender is possible.

- Openings to the immediate upstream and downstream structures from the Downstream Defender will be inspected to ensure no debris is preventing stormwater from being collected into the catch basins and directed into the Downstream Defender. Any debris will be removed and properly disposed.

- The Downstream Defender stormwater treatment unit will be inspected for floatable and sediment accumulation. Maintenance logs for the treatment unit(s) will be completed for each site visit.

Clean-out:

- Arrangements will be made with a Vacuum Service Company to remove floatables and sediments from the Downstream Defender.

- For most installations, sediment and associated pollutants are not considered hazardous waste. However, for higher risk sites where the potential for spills or accumulation of hazardous materials exists, chemical analysis of floatables, oils and sediment may be required prior to disposal.

## CLEAN-OUT EXPENSES

Clean-out expenses for the Downstream Defender will vary depending on the volumes of sediment and floatables that are disposed as well as transportation costs for disposal. Typical annual cost for cleanout of an 8-ft. diameter Downstream Defender is $2,200.

## TERMS AND CONDITIONS

Upon receipt of a signed maintenance contract, an inspection will be completed to determine the current accumulation of pollutants in the Downstream Defender. Payment is due upon receipt of a signed maintenance contract.

**Planning and Development Department**
**SUBDIVISION/SITE DEVELOPMENT**

## COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: February 1, 2006

Name of Project: 6000 SF Office/Warehouse Building

Address/Location: 563 Riverside Street

Developer: Six G's Coed, LLC

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) _____X_____

**TO BE FILLED OUT BY THE APPLICANT:**

| | PUBLIC | | | PRIVATE | | |
|---|---|---|---|---|---|---|
| Item | Quantity | Unit Cost | Subtotal | Quantity | Unit Cost | Subtotal |
| 1. STREET/SIDEWALK | | | | | | |
| Road/Parking Areas | | | | **L.S.** | | **$11,300.00** |
| Curbing | | | | | | |
| Sidewalks | | | | | | |
| Esplanades | | | | | | |
| Monuments | | | | | | |
| Street Lighting | | | | | | |
| Street Opening Repairs | | | | | | |
| Other | | | | | | |
| 2. EARTH WORK | | | | L.S. | | $30,000.00 |
| Cut | | | | | | |
| Fill | | | | | | |
| 3. SANITARY SEWER | | | | | | |
| Manholes | | | | | | |
| Piping | | | | L.S. | | $1,000.00 |
| Connections | | | | | | |
| Main Line Piping | | | | | | |
| House Sewer Service Piping | | | | | | |
| Pump Stations | | | | | | |
| Other | | | | | | |
| 4. WATER MAINS | | | | L.S. | | $1,500.00 |
| 5. STORM DRAINAGE | | | | | | |
| Manholes | | | | | | |
| Catchbasins | | | | 3 | $1,500 | $4,500.00 |
| Piping | | | | 265' | $18.00 | $4,770.00 |
| Detention Basin | | | | | | |
| Stormwater Quality Units | | | | 1 | **$15,000** | **$15,000.00** |
| Other | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 6. | SITE LIGHTING | | | | | | |
| 7. | EROSION CONTROL | | | | | | |
| | Silt Fence | | | | **L.S.** | | **$800.00** |
| | Check Dams | | | | | | |
| | Pipe Inlet/Outlet Protection | | | | | | |
| | Level Lip Spreader | | | | | | |
| | Slope Stabilization | | | | | | |
| | Geotextile | | | | | | |
| | Hay Bale Barriers | | | | | | |
| | Catch Basin Inlet Protection | | | | L.S. | | $200.00 |
| 8. | RECREATION AND OPEN SPACE AMENITIES | | | | | | |
| 9. | LANDSCAPING (Attach breakdown of plant materials,quantities, and unit costs) | | | | **L.S.** | | **$ 3896.00** |
| 10. | MISCELLANEOUS | | | | | | |
| | TOTAL: | | | | $72,966.00 | | |
| | GRAND TOTAL: | | | | $72,966.00 | | |

**INSPECTION FEE (to be filled out by the City)**

| | | PUBLIC | PRIVATE | TOTAL |
|---|---|---|---|---|
| A: | 2.0% of totals: | | | |
| | or | | | |
| B: | Alternative Assessment: | | | |
| | Assessed by: | (name) | (name) | |

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

June 4, 2004
00235

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Amended Site Plan, 567 Warren Avenue, Six G's Coed, LLC**
**ID#2003-0210, CBL #312-B-003**

Dear Kandi:

Please consider this letter and the enclosed $250.00 check as an application to amend the previously approved plans for the 14,000 square foot building at 567 Warren Avenue. Based upon discussions between the applicant and potential renters of the space, additional on-site parking is required. Accordingly, we are proposing five (5) new spaces on the easterly side of the proposed building. We have also revised the number of handicapped parking spaces to two (2) to provide a total of 27 proposed spaces. We are also proposing to reconstruct the entrance from Riverside Street to provide additional width without requiring any work with the public right-of-way. This will allow easier vehicular access to the site without requiring any additional permitting from the City.

We are hopeful that we have provided the required information such that the amendment can be approved. Upon your review of this letter, however, please call with any questions or comments. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:dlf
Enc.

cc: Dennis Waters, Patco Construction

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2004-0111
Application I. D. Number

6/8/2004
Application Date

Amendment to Plan - Six G's Coded
Project Name/Description

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

563 - 573 Riverside Street, Portland, Maine
Address of Proposed Site

306 B001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) Amendment to Plan

Proposed Building square Feet or # of Units | Acreage of Site | Zoning

**Check Review Required:**

☐ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Pla ____ Subdivision ____ Engineer Review ____ Date ____

## Planning Approval Status:

Reviewer ____

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date ____ Approval Expiration ____ Extension to ____ ☐ Additional Sheets Attached

☐ OK to Issue Building Permit ____ (signature) ____ (date) ____

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | ____ date | ____ amount | ____ expiration date |
| ☐ Inspection Fee Paid | ____ date | ____ amount | |
| ☐ Building Permit Issue | ____ date | | |
| ☐ Performance Guarantee Reduced | ____ date | ____ remaining balance | ____ signature |
| ☐ Temporary Certificate of Occupancy | ____ date | ☐ Conditions (See Attached) | ____ expiration date |
| ☐ Final Inspection | ____ date | ____ signature | |
| ☐ Certificate Of Occupancy | ____ date | | |
| ☐ Performance Guarantee Released | ____ date | ____ signature | |
| ☐ Defect Guarantee Submitted | ____ submitted date | ____ amount | ____ expiration date |
| ☐ Defect Guarantee Released | ____ date | ____ signature | |

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Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

June 4, 2004
00235

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Amended Site Plan, 567 Warren Avenue, Six G's Coed, LLC**
**ID#2003-0210, CBL #312-B-003**

Dear Kandi:

Please consider this letter and the enclosed $250.00 check as an application to amend the previously approved plans for the 14,000 square foot building at 567 Warren Avenue. Based upon discussions between the applicant and potential renters of the space, additional on-site parking is required. Accordingly, we are proposing five (5) new spaces on the easterly side of the proposed building. We have also revised the number of handicapped parking spaces to two (2) to provide a total of 27 proposed spaces. We are also proposing to reconstruct the entrance from Riverside Street to provide additional width without requiring any work with the public right-of-way. This will allow easier vehicular access to the site without requiring any additional permitting from the City.

We are hopeful that we have provided the required information such that the amendment can be approved. Upon your review of this letter, however, please call with any questions or comments. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:dlf
Enc.

cc: Dennis Waters, Patco Construction

**Department of Planning & Development**
Lee D. Urban, Director

# CITY OF PORTLAND

**Division Directors**
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

June 30, 2004

Eric Johnson
Six Gs Coed, LLC
557 Riverside Street
Portland, ME 04103

RE: Revision to Approved Plan, 567 Riverside Street
ID #2004-0111, CBL #306-B-001

Dear Mr. Johnson:

This letter is to confirm the revision to the approved plan of the Six Gs Coed project located at 567 Riverside Street. The approved revision is the addition of three (3) parking spaces. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Kandice Talbot at 874-8901.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Approval Letter File

O:\PLAN\DEVREVW\RIVER567\REVISIONLETTER6-30-04.DOC

**SEBAGO TECHNICS, INC.**
One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

**Phone (207) 856-0277 FAX (207) 856-2206**

# LETTER OF TRANSMITTAL

6986

| DATE | JOB NO. |
|---|---|
| 6-14-04 | 00235 |

ATTENTION Kandi Talbot, Planner

RE: 567 Warren Ave: Six G's Cond, LLC

ID# 2003-0210

TO City of Portland
389 Congress Street
Portland, ME 0410

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☑ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 9 | 6-14 | 4 | Amended Plan Set, Six G's, LLC; 567 Warren Ave. |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

☑ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☑ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Kandi: As we discussed, the enclosed plans now show 25 proposed parking spaces. Please call if you require additional information. Thank you.

COPY TO _____

SIGNED: Shawn Gust

*If enclosures are not as noted, kindly notify us at once.*

**Department of Planning & Development**
Lee D. Urban, Director

# CITY OF PORTLAND

**Division Directors**
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 14, 2004

Eric Johnson
Six Gs Coed, LLC
557 Riverside Street
Portland, ME 04103

RE: Amendment to Site Plan, 567 Riverside Street
ID #2004-0061, CBL #312-B-003

Dear Mr. Johnson:

This letter is to confirm the revision to the approved plan of the office/industrial project located at 567 Riverside Street. The plans have been revised to relocate the utility connections in accordance with meetings on site with representatives of the utility companies. Also, the applicant will connect to the sewer in Riverside Street and eliminate the on-site system. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact Kandice Talbot at 874-8901.

Sincerely,

Alexander Jaegerman
Planning Division Director

O:\PLAN\DEVREVW\RIVER567\REVISIONLETTER4-14-04.DOC

**Department of Planning & Development**
Lee D. Urban, Director

# CITY OF PORTLAND

**Division Directors**
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 13, 2004

Mr. Anthony Calcagni
Verrill & Dana
1 Portland Square
P.O. Box 586
Portland, ME 04112

RE: Office/Industrial Building, 567 Riverside Street
ID #2003-0210, CBL #312-B-003

Dear Mr. Calcagni:

This is to verify that the letter dated January 5, 2004 referencing 567 Warren Avenue (ID #2003-0210) was the approval letter for the property owned by Six G's Coed LLC, which is located at 567 Riverside Street. The address on the approval letter was incorrect. If you need anything further, please do not hesitate to contact me at 874-8901.

Sincerely,

Kandice Talbot

Kandice Talbot
Planner



389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy

2004-0061
Application I. D. Number

3/23/2004
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Amendment to Plan - Six G's Coed
Project Name/Description

Consultant/Agent

567 - 567 Riverside St., Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) Amendment to Plan

14,000 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

IM
Zoning

**Check Review Required:**

☑ Site Plan (major/minor)
☐ Subdivision # of lots ____
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other ____

Fees Paid: Site Pla ____ Subdivision ____ Engineer Review ____ Date ____

## DRC Approval Status:

Reviewer ____

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date ____ Approval Expiration ____ Extension to ____ ☐ Additional Sheets Attached

☐ Condition Compliance ____ signature ____ date ____

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
| ☐ Temporary Certificate of Occupancy | date | ☐ Conditions (See Attached) | expiration date |
| ☐ Final Inspection | date | signature | |
| ☐ Certificate Of Occupancy | date | | |
| ☐ Performance Guarantee Released | date | signature | |
| ☐ Defect Guarantee Submitted | submitted date | amount | expiration date |
| ☐ Defect Guarantee Released | date | signature | |

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

**Address of Proposed Development:** 567 Riverside Street **Zone:** I-M

**Total Square Footage of Proposed Structure:**
14,000 sf

**Square Footage of Lot:**
8.58 acres

**Tax Assessor's Chart, Block & Lot:**

| Chart# | Block# | Lot# |
|---|---|---|
| 312 | B | 3, part 2 |
| 306 | B | 1 |

**Property owner's mailing address:**
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

**Telephone #:**
207-797-5830

**Consultant/Agent, mailing address, phone # & contact person:**
Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04092-1339
Attn: Shawn M. Frank, P.E.
207-856-0277

**Applicant's name, mailing address, telephone #/Fax#/Pager#:**
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103
Attn: Eric Johnson
207-797-5832

**Project name:**
Proposed Lease Building

**Proposed Development (check all that apply)**

___New Building ___Building Addition ___Change of Use ___Residential _X_Office ___Retail
___Manufacturing ___Warehouse/Distribution ___Parking lot
___Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____
___Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____ )
___Traffic Movement ($1,000.00) ___Stormwater Quality ($250.00)
___Section 14-403 Review ($400.00 + $25.00 per lot)
___Other_____

**Major Development (more than 10,000 sq. ft.)**

___Under 50,000 sq. ft. ($500.00)
___50,000 - 100,000 sq. ft. ($1,000.00)
___Parking Lots over 100 spaces ($1,000.00)
___100,000 - 200,000 sq. ft. ($2,000.00)
___200,000 - 300,000 sq. ft. ($3,000.00)
___Over 300,000 sq. ft. ($5,000.00)
___After-the-fact Review ($1,000.00 + applicable application fee)

**Minor Site Plan Review**

__Less than 10,000 sq. ft. ($400.00) (Less than 20,000 sf in Industrial Zone)
___After-the-fact Review ($1,000.00 + applicable application fee)

**Plan Amendments**

_X_Planning Staff Review ($250.00)
___Planning Board Review ($500.00)

**- Please see next page -**

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

Attn: Eric Johnson
207-797-5832

**Submittals shall include (9) separate folded packets of the following:**

a. **copy of application**
b. **cover letter stating the nature of the project**
c. **site plan containing the information found in the attached sample plans check list**

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

**Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site:** ci.portland.me.us chapter 14

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

| **Signature of applicant:** Eric S. Johnson | **Date:** 03/23/04 |
|---|---|

**This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.**

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

March 23, 2004
00235

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Amended Site Plan, 567 Warren Avenue, Six G's Coed, LLC**
**ID#2003-0210, CBL #312-B-003**

Dear Kandi:

Please consider this letter and the enclosed $250.00 check as an application to amend the previously approved plans for the 14,000 square foot building at 567 Warren Avenue. As the submitted plans show, the utility connections to the proposed building have been revised in accordance with meetings on site with representatives of the utility companies. Additionally, a subsurface sewage disposal system had been originally proposed to provide sanitary sewer service until the municipal system within Riverside Street was ready for use. Based upon discussions with City staff, the applicant is confident that the municipal system will be available for the building and has eliminated the on-site system.

We are hopeful that we have provided the required information such that the amendment can be approved. Upon your review of this letter, however, please call with any questions or comments. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:jc
Enc.

cc: Dennis Waters, Patco Construction

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2004-0061
Application I. D. Number

3/23/2004
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Amendment to Plan - Six G's Coed
Project Name/Description

Consultant/Agent

567 - 567 Riverside St., Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☑ Other (specify) Amendment to Plan

14,000 s.f. | | IM
Proposed Building square Feet or # of Units | Acreage of Site | Zoning

**Check Review Required:**

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Pla Subdivision Engineer Review Date

## Planning Approval Status:

Reviewer

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ OK to Issue Building Permit
signature date

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
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| ☐ Final Inspection | date | signature | |
| ☐ Certificate Of Occupancy | date | | |
| ☐ Performance Guarantee Released | date | signature | |
| ☐ Defect Guarantee Submitted | submitted date | amount | expiration date |
| ☐ Defect Guarantee Released | date | signature | |

# City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

**Address of Proposed Development:** 567 Riverside Street **Zone:** I-M

**Total Square Footage of Proposed Structure:**
14,000 sf

**Square Footage of Lot:**
8.58 acres

**Tax Assessor's Chart, Block & Lot:**

| Chart# | Block# | Lot# |
|---|---|---|
| 312 | B | 3, part 2 |
| 306 | B | 1 |

**Property owner's mailing address:**
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

**Telephone #:**
207-797-5830

**Consultant/Agent, mailing address, phone # & contact person:**
Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04092-1339
Attn: Shawn M. Frank, P.E.
207-856-0277

**Applicant's name, mailing address, telephone #/Fax#/Pager#:**
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103
Attn: Eric Johnson
207-797-5832

**Project name:**
Proposed Lease Building

**Proposed Development (check all that apply)**

___New Building ___Building Addition ___Change of Use ___Residential _X_Office ___Retail
___Manufacturing ___Warehouse/Distribution ___Parking lot
___Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____
___Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____ )
___Traffic Movement ($1,000.00) ___Stormwater Quality ($250.00)
___Section 14-403 Review ($400.00 + $25.00 per lot)
___Other_____

**Major Development (more than 10,000 sq. ft.)**

___Under 50,000 sq. ft. ($500.00)
___50,000 - 100,000 sq. ft. ($1,000.00)
___Parking Lots over 100 spaces ($1,000.00)
___100,000 - 200,000 sq. ft. ($2,000.00)
___200,000 - 300,000 sq. ft. ($3,000.00)
___Over 300,000 sq. ft. ($5,000.00)
___After-the-fact Review ($1,000.00 + applicable application fee)

**Minor Site Plan Review**

_ _Less than 10,000 sq. ft. ($400.00) (Less than 20,000 sf in Industrial Zone)
___After-the-fact Review ($1,000.00 + applicable application fee)

**Plan Amendments**

_X_Planning Staff Review ($250.00)
___Planning Board Review ($500.00)

- Please see next page -

**Who billing will be sent to: (Company, Contact Person, Address, Phone #)**

Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

Attn: Eric Johnson
207-797-5832

**Submittals shall include (9) separate folded packets of the following:**

a. copy of application
b. cover letter stating the nature of the project
c. site plan containing the information found in the attached sample plans check list

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

**Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site:** ci.portland.me.us chapter 14

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

| **Signature of applicant:** Eric S. Johnson | **Date:** 05/03/04 |
|---|---|

**This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.**

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

March 23, 2004
00235

Kandice Talbot, Planner
City of Portland
389 Congress Street
Portland, ME 04101

**Amended Site Plan, 567 Warren Avenue, Six G's Coed, LLC**
**ID#2003-0210, CBL #312-B-003**

Dear Kandi:

Please consider this letter and the enclosed $250.00 check as an application to amend the previously approved plans for the 14,000 square foot building at 567 Warren Avenue. As the submitted plans show, the utility connections to the proposed building have been revised in accordance with meetings on site with representatives of the utility companies. Additionally, a subsurface sewage disposal system had been originally proposed to provide sanitary sewer service until the municipal system within Riverside Street was ready for use. Based upon discussions with City staff, the applicant is confident that the municipal system will be available for the building and has eliminated the on-site system.

We are hopeful that we have provided the required information such that the amendment can be approved. Upon your review of this letter, however, please call with any questions or comments. Thank you.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:jc
Enc.

cc: Dennis Waters, Patco Construction

**SEBAGO TECHNICS, INC.**
One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

**Phone (207) 856-0277 FAX (207) 856-2206**

# LETTER OF TRANSMITTAL

4268

| DATE | JOB NO. |
|---|---|
| 1-16-04 | 00235 |

ATTENTION KANDI TALBOT

RE: SIX G'S COED

TO CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04101

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| 4 | 1-14-04 | 4 | REVISED DRAWINGS FOR SIX G'S COED |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO DENNIS WATERS, PATCO

SIGNED: _____

*If enclosures are not as noted, kindly notify us at once.*

**From:** Marge Schmuckal
**To:** Kandi Talbot
**Date:** Tue, Jan 20, 2004 10:02 AM
**Subject:** 563 Riverside Street

Kandi,
I have received the revised site plan for this application. The pavement setback has been revised to comply with the 10' I-M zone requirement.
Thanks,
Marge

Sebago Technics
Engineering Expertise You Can Build On

# Facsimile Cover Sheet

**Project No.** 00235
**To:** KANDI TALBOT
**Company:** CITY OF PORTLAND
**Phone:**
**Fax:** 756-8258

**From:** BRIAN YERGATIAN

**Date:** 1-13-04
**Pages including this cover page:** 3

**Comments:**

KANDI – I BELIEVE THAT WE HAVE NOW MET ALL THE CONDITIONS OF APPROVAL. PLEASE CALL EITHER MYSELF OR SHAWN FRANK IF YOU HAVE FURTHER QUESTIONS OR CONCERNS. THANKS.

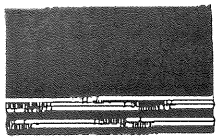
BRIAN

| | | |
|---|---|---|
| Reply Requested: | ____ Yes | ✓ No |
| Original to go out in mail: | ____ Yes | ✓ No |

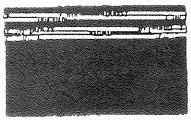
If you have any problems receiving this FAX, please contact Julie at:
(207) 856-0277
(207) 856-2206 FAX Number

# GREENBRIAR WALL SCONCE

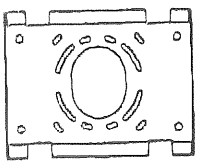
Fixtures with a flat lens meet IESNA full cut-off classification in downlight position.



GBWM



GBWS



Mounting Plate

c UL us LISTED

Listed for wet locations. (Downlight only)
Listed for damp locations. (Uplight - covered locations only)

# THE GREENBRIAR® WALL SCONCE SERIES

Reflector models are protected by U.S. Patent # 6,464,378.

The Greenbriar Wall Sconce is designed to complement the aesthetics of LSI's square and rectangular site lighting fixtures. It is available in two sizes, Small and Medium, and in HID and Compact Fluorescent (CFL) light sources. Its optical performance and efficiency establish new benchmarks for decorative wall sconce fixtures. Where strict zoning requirements are encountered, this environmentally friendly fixture offers full cut-off distribution as defined by IESNA (downlight position only). For convenience, the fixtures are lamped (HID only) and prewired, eliminating opening for installation.

## SPECIFICATIONS

### HOUSING

The aluminum housing is available in two sizes and is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

### WALL MOUNT

A galvanized-steel wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized steel universal plate allows the fixture to securely attach to the mounting plate, using a unique clamping design, which is locked into place with two hex head screws. The universal plate permits the fixture to be mounted in the uplighting position (listed for damp locations) or downlighting position (listed for wet locations).

### DOOR FRAME

The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a retainer.

### LENS/GASKET

A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available on most Compact Fluorescent fixtures.

### REFLECTOR ASSEMBLIES

Forward Throw (FTM, FT) and Type III (3) reflectors are available. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). All photometric data is tested in accordance with IESNA guidelines.

### LIGHT SOURCES

The fixture is designed to operate with Pulse-Start Metal Halide, Super Metal Halide, Super Metal Halide Reduced, Metal Halide, Metal Halide Reduced, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. HID lampholders are glazed porcelain, medium base for the Small fixture and mogul base for the Medium fixture, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket. Lamps supplied as standard – HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K).

### DECAL STRIPING

LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

### ELECTRICAL COMPONENTS

Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20°F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz). 0°F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Battery back-up is available for UE voltage only. Starting temperature is 32°F.

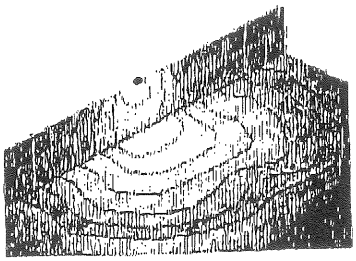
### FINISHES

Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, and green.

## PHOTOMETRICS

For detailed photometric data, please visit our web site at www.lsi-industries.com

GBWS FTM 42 CFL2



GBWM FT 320 PSMH

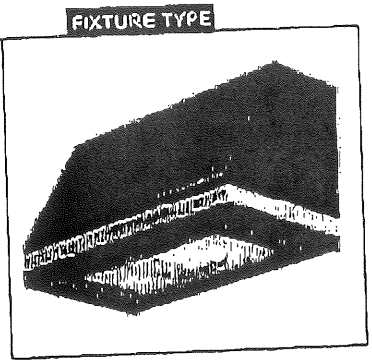
LSI Lighting Systems™
10000 Alliance Road ♦ Cincinnati, Ohio 45242 ♦ (513)793-3200 FAX (513)793-0147 ♦ www.lsi-industries.com

# GREENBRIAR WALL SCONCE SERIES

Lsi Lighting Systems™

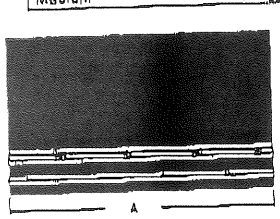
CATALOG#

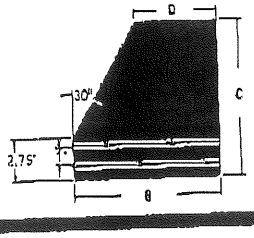
FIXTURE TYPE

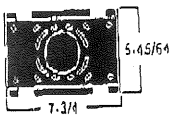


## DIMENSIONS

| | A | B | C | D |
|---|---|---|---|---|
| Small | 17-1/2" | 9-5/8" | 10-1/8" | 5-3/8" |
| Medium | 20" | 13-7/16" | 11-5/32" | 8-1/2" |






Universal Mounting Plate

## LUMINAIRE ORDERING INFORMATION

Select appropriate choice from each column to formulate order code. Refer to example below.

| Luminaire Prefix | Distribution | Lamp Wattage | Light Source | Lens | Line Voltage[3] | Luminaire Finish | Options |
|---|---|---|---|---|---|---|---|
| GBWS (Small) | 3 - Type III<br>FT - Forward Throw | 50<br>70<br>100<br>150<br>175 | MH - Metal Halide<br>70, 100, 150[1], 175 Watt<br>HPS - High Pressure Sodium<br>50, 70, 100, 150 Watt | F- Flat Clear Tempered Glass | 120V<br>208V<br>240V<br>277V<br>347V | BRZ - Bronze<br>BLK - Black<br>WHT - White<br>PLP - Platinum Plus<br>BUF - Buff<br>GRN - Green | PCI120V - Button-Type Photocell<br>PCI208V - Button-Type Photocell<br>PCI240V - Button-Type Photocell<br>PCI277V - Button Type-Photocell<br>SQ - Stand-by Quartz[5]<br>TP - Tamper Proof<br>PMA - Pole Mount Adaptor for use with square poles<br>PMAR - Pole Mount Adaptor for use with round poles<br>DIM - CFL Control Voltage Dimming Ballast[6]<br>C - Coated MH or PSMH Lamp<br>LL - Lass Lamp<br>BB - CFL Battery Back-up[7]<br>EQ - Emergency Quartz (separate circuit - HID only)[5]<br><br>Color Decals<br>45 - Light Gold Metallic<br>20 - Charcoal Metallic<br>94 - Blue Metallic<br>59 - Dark Green<br>21 - Tomato Red<br>55 - Black<br>60 - White<br>51 - Dark Red<br>700 - Aztec Silver Metallic |
| | FYM - Forward Throw Medium | 26<br>32<br>42 | CFL - Compact Fluorescent<br>Single 26, 32, 42 Watt<br>CFL2 - Compact Fluorescent<br>Double 26, 32, 42 Watt | F- Flat Clear Tempered Glass<br>FPC - Flat Clear Polycarbonate | UE - Universal Electronic (120-277V 50/60Hz)<br><br>347V (60Hz)[4] | | |
| GBWM (Medium) | 3 - Type III<br>FT - Forward Throw | 250<br>320<br>400 | PSMH - Pulse Start Metal Halide<br>250, 320 Watt<br>SMH - Super Metal Halide<br>250 Watt<br>SMHR - Super Metal Halide Reduced Envelope<br>400 Watt<br>MH - Metal Halide<br>250 Watt<br>MHR - Metal Halide Reduced Envelope 400 Watt<br>HPS - High Pressure Sodium<br>250, 400 Watt | F- Flat Clear Tempered Glass | 120V<br>208V<br>240V<br>277V<br>347V<br>480V | | |
| | | 26<br>32<br>42<br>57<br>70 | CFL - Compact Fluorescent<br>Single 57, 70 Watt<br>CFL2 - Compact Fluorescent<br>Double 57, 70 Watt<br>CFL3 - Compact Fluorescent<br>Triple 26, 32, 42 Watt | F- Flat Clear Tempered Glass<br>FPC - Flat Clear Polycarbonate[2] | UE - Universal Electronic (120-277V, 50/60Hz)<br><br>347V (60Hz)[4] | | |

EXAMPLE OF A TYPICAL ORDER: GBWS 3 175 MH F 120V BRZ 45

1. Supplied with a HX-HPF transformer as standard. Also available with a 120/277/347 volt Super CWA transformer. Consult factory.
2. If a polycarbonate lens is required on an Uplight Medium fixture in 70 CFL2 or 42 CFL3, the glass lens with Polycarbonate Shield (CHWM PLS) accessory must be ordered.
3. For international voltages, consult factory.
4. 347V CFL is not available with dimming ballast (DIM) or battery back-up (BB) options.
5. Fixtures 250 Watt and below are shipped with 100 Watt quartz lamp. 320 and 400 Watt fixtures are shipped with 250 Watt quartz lamp. Available on 100 Watt minimum HID fixtures.
6. CFL Dimming Control by others.
7. Battery Back-up available on single, double and triple 26, 32 and 42 Watt units. On double and triple units, one lamp will be energized by BB.

## ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

| Description | Order Number |
|---|---|
| FK120V - Single Fusing | FK120V* |
| FK277V - Single Fusing | FK277V * |
| DFK208, 240V - Double Fusing | DFK208, 240V * |
| DFK480V - Double Fusing | DFK480V** |
| FK347V - Single Fusing | FK347V * |
| CHWS PLS - Polycarbonate Shield for Small | 172786 |
| CHWM PLS - Polycarbonate Shield for Medium | 172787 |
| SW BLK - Surface Wiring Box | 173156BLK*** |
| SCD - Tamper-proof Screwdriver | 36449 |

* Available on HID fixture only.
** Available on HID Medium fixture only.
*** SW BLK not compatible with PMA or PMAR option.

## SECTION XV: SITE LIGHTING STANDARDS

### 1. INTENTION

These standards are intended to provide for safe and adequate site lighting for proposed developments which meets the needs of the proposed use but does not create unsafe or unpleasant conditions which adversely affect surrounding properties. These standards do not address Public Street lighting, which is covered in Section 1(5). The following standards are intended to prevent 1) higher than necessary illuminance levels which create a sense of incompatibility with neighboring properties: 2) uncontrolled source brightness which creates glare; and 3) improperly aimed/installed lights which cause light trespass onto neighboring properties.

### 2. APPLICABILITY

The following development proposals shall be required to submit a lighting management plan:

A. All major and minor development, as defined in the Land Use Code - Section 14-522.

B. Other projects where the Planning Authority determines that special conditions warrant a lighting management plan.

### 3. GENERAL STANDARDS

The provision for exterior lighting shall be adequate for the safety of the occupants or users of the site but shall not cause glare or direct spillover to adjacent properties or create visual distraction to motorists traveling on adjacent streets. Unless otherwise specified below, exterior lighting shall conform to the recommendations put forth in Lighting for Exterior Environments RP-33-99,or its successor, published by the Illuminating Engineering Society of North America (IESNA).

All fixtures, including wall packs, shall be a "cut-off " type *where lenses, refractors or lamp sources do not extend below the surface of the fixture housing and no direct light shall be directed at or above the horizontal plane.* Sites which are part of an historic district or require specific decorative lighting fixtures as means to achieve compatibility within an existing architectural context may propose non-cutoff fixtures providing that photometrics fall within IESNA guidelines.

Mounting heights of all fixtures shall be the minimum necessary to meet the need. Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

Proposed uses that demonstrate a need to exceed the specific site lighting limits shown below for safe and reasonable exercise of the proposed use, must provide a professionally produced lighting plan which adheres to the current Illuminating Engineering Society of North America (IESNA) recommendations for the proposed use.

## 4. SPECIFIC STANDARDS

### A. Uniformity:

As measured in foot candles at grade, maximum to minimum illumination levels shall not exceed a ratio of twenty (20) to one (1.)

### B. Illumination Levels:

Minimum, Maximum, and Average illumination levels for areas intended to be lighted, as measured at grade, shall be:

| | |
|---|---|
| Minimum: | 0.2 foot candles |
| Maximum: | 5.0 foot candles |
| Average: | 1.25 foot candles |

### C. Fixture Height:

Fixtures shall be mounted at the lowest height necessary with no fixture height to exceed twenty (20) feet above grade, excepting in sites proposed for large industrial and/or commercial uses, where the fixture height shall not exceed thirty (30) feet above grade. For the purposes of this standard only, a large industrial and/or commercial use is defined to have greater than fifty thousand (50,000) gross square feet of building space.

### D. Light Trespass:

The maximum illumination level at a property line shall not exceed 0.1 foot candle, as measured at grade, except where abutting industrial, or other non-sensitive uses. All residential uses and natural resource protection areas are to be considered sensitive to light trespass.

### E. Wattage:

No fixture shall exceed 250 watts, except in industrial areas.

### F. Light Quality:

Low pressure sodium bulbs are prohibited, except in industrial areas.

### G. Auto Service Station Illuminance Standards:

Illuminance levels for major and minor auto service stations, as defined in City Code 14-47 shall not exceed the following levels:

Illuminance Levels

a. Minor Gasoline Service Stations and Major Gasoline Service Stations abutting residential zones, illuminance levels shall not exceed the following:

| | |
|---|---|
| Approaches and Drives: | 1.5 FC average<br>3:1 average-to-minimum uniformity ratio<br>3.0 FC maximum |
| Service Areas: | 3.0 FC average<br>3:1 average-to-minimum uniformity ratio<br>6.0 FC maximum |
| Pump Island Areas: | 20 FC average<br>3:1 average-to-minimum uniformity ratio<br>40 FC maximum |

b. Major Gasoline Service Stations
Illuminance levels shall not exceed the following:

| | |
|---|---|
| Approaches and Drives: | 3.0 FC average<br>3:1 average-to-minimum uniformity ratio<br>6.0 FC maximum |
| Service Areas: | 7.0 FC average<br>3:1 average-to-minimum uniformity ratio<br>14 FC maximum |
| Pump Island Areas: | 30 FC average<br>3:1 average-to-minimum uniformity ratio<br>60 FC maximum |

H. **Submission Requirements, Photometric Plans:**

A photometric plan shall be provided at 20 scale or larger which shall show the extent of the areas designed and intended for lighting, and within those specific areas show a photometric grid of maximum 10' point spacing, and within those areas provide foot candle calculations of maximum, average, minimum, maximum to minimum ratio, and average to minimum ratio. On the same or additional plan, a photometric plot shall extend to all lot lines and as necessary to reach illumination levels of 0 (zero) foot candles. Additionally, the applicant shall provide descriptive information, including manufacturers catalog excerpts, for all proposed light fixtures, lamps, and poles.

OCT 06 2003

Theresa Hodge
Relationship Manager
Business Banking

KeyCorp
1 Canal Plaza 4th Floor
Portland, ME 04101

Tel: 207-874-7293
Fax: 207-874-7750

October 1, 2003

Attention: City Planner
City of Portland, Maine

RE: Six G's Coed LLC
Project located at 557 Riverside Street, Portland, ME

To Whom It May Concern:

Six G's Coed and related company, Phoenix Welding are long term clients of KeyBank. KeyBank has received an application for the proposed real estate project to be located on their property at 557 Riverside Street, Portland, Maine. KeyBank is currently giving serious consideration to the project financing.

If you need additional information, do not hesitate to contact me at 207-874-7293.

Sincerely,

Theresa B. Hodge
Vice President, Business Banking

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0210
Application I. D. Number

10/08/2003
Application Date

**Six Gs Coed, LLC**
Applicant

**557 Riverside Street, Portland, ME 04103**
Applicant's Mailing Address

**Office/Industrial Building**
Project Name/Description

Consultant/Agent

**567 - 567 Riverside St, Portland, Maine**
Address of Proposed Site

**Applicant Ph: (207) 797-5830** **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

**312 B003**
Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Fire**

1 Applicant must show hydrant within 500' path of travel.

2 fire apparatus shall have access to two sides of the structure

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy

2003-0210
Application I. D. Number

10/08/2003
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Office/Industrial Building
Project Name/Description

Consultant/Agent

567 - 567 Riverside Street, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail ☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

14,000 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

IH
Zoning

**Check Review Required:**

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan $400.00 Subdivision Engineer Review Date 10/14/2003

## DRC Approval Status:

Reviewer

☐ **Approved**
☐ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ Condition Compliance signature date

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted — date / amount / expiration date
☐ Inspection Fee Paid — date / amount
☐ Building Permit Issue — date
☐ Performance Guarantee Reduced — date / remaining balance / signature
☐ Temporary Certificate of Occupancy — date ☐ Conditions (See Attached) / expiration date
☐ Final Inspection — date / signature
☐ Certificate Of Occupancy — date
☐ Performance Guarantee Released — date / signature
☐ Defect Guarantee Submitted — submitted date / amount / expiration date
☐ Defect Guarantee Released — date / signature

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

# MEMORANDUM

**DATE:** **December 3, 2003**

**TO:** **Kandi Talbot, Portland Planning Authority**

**FROM:** Stephen R. Bushey, P.E.

**SUBJECT:** **Six G's Coed, 567 Riverside Street**
**Site Plan Review**

---

DeLuca-Hoffman Associates, Inc. has reviewed the proposed site plans prepared by Sebago Technics dated 10-9-03 and offer the following comments.

1. The plans are substantially complete and acceptable for approval. The applicant has made provisions for adequate parking, grading, drainage and utilities to allow the development to be constructed. The following comments can be worked on the final approval drawings if necessary.
2. The applicant must provide the City's plumbing inspector with the necessary completed HHE-200 forms and relevant information of adjacent properties, wells, and adjacent systems if they exist. A licensed soils evaluator must complete these materials.
3. The applicant should determine is natural gas service is available off the high-pressure gain main in Riverside Street. I don't recall if a distribution line exists in the street.
4. A utility easement should be provided for the sewer line crossing the Riverside Welders property.
5. The Portland Water District water main appears to fall outside of the PWD easement as it is shown on the boundary and topographic survey plan. We suggest that the District obtain new easement rights centered on the actual pipeline perhaps.
6. The grading plan should contain provisions to stabilize the remaining ground surfaces that are outside the development area if they are not already grassed or graveled.
7. The post development watershed plan appears to break watersheds 3S and 4S down the middle of the building (assuming a peaked roof line). The building elevations suggest a single pitched roof from front to back; therefore the entire building should be included in area 3S. The runoff computations should be rerun, although I suspect that the conclusions will remain the same.

I trust these comments meet your needs. If you have any questions please call.

SRB/jn1350.10/I:/Six G's12-03-03

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Copy

2003-0210
Application I. D. Number

10/08/2003
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Office/Industrial Building
Project Name/Description

Consultant/Agent

567 - 567 Riverside St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail
☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

14,000 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

IH
Zoning

**Check Review Required:**

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan $400.00 Subdivision Engineer Review Date 10/14/2003

## Fire Approval Status:

Reviewer Lt. MacDougal

☐ **Approved**
☑ **Approved w/Conditions** See Attached
☐ **Denied**

Approval Date 10/15/2003 Approval Expiration 10/15/2004 Extension to ☑ Additional Sheets Attached

☑ Condition Compliance Lt. MacDougal (signature) 10/15/2003 (date)

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
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| ☐ Performance Guarantee Released | date | signature | |
| ☐ Defect Guarantee Submitted | submitted date | amount | expiration date |
| ☐ Defect Guarantee Released | date | signature | |

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0210
Application I. D. Number

10/08/2003
Application Date

**Six Gs Coed, LLC**
Applicant

**557 Riverside Street, Portland, ME 04103**
Applicant's Mailing Address

**Office/Industrial Building**
Project Name/Description

Consultant/Agent

**567 - 567 Riverside St, Portland, Maine**
Address of Proposed Site

**Applicant Ph: (207) 797-5830** **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

**312 B003**
Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Fire**

1 Applicant must show hydrant within 500' path of travel.

2 fire apparatus shall have access to two sides of the structure

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

October 9, 2003
00235

Margaret Schmuckal, Zoning Administrator
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

**Proposed Office/Industrial Building, Tax Map 312, Block B, Lots 2 and 3**
**Tax Map 306, Block B, Lots 1 and 7, Minor Site Plan Application**
**Six G's Coed, LLC**

Dear Marge:

On behalf of Six G's Coed, LLC, we are pleased to submit nine (9) copies of the enclosed plans and associated information for a Minor Site Plan Application for an office/industrial building proposed to be located at 567 Riverside Street. The property is located within the I-H Zoning District and is located between Sani-Clean Distributors building and Phoenix Welding. The applicant anticipates leasing the building to a maximum of seven (7) separate tenants. Each lease space will contain 2,000 square feet which will include a rest room and small office space. The intended market consists of initial lease space for small plumbing contractors, electrical contractors and similar operations.

The development proposal consists of constructing a new 14,000 square foot building containing seven (7) at grade drive through doors and man doors. Vehicular access will occur via an existing curb cut on Riverside Street and a proposed paved driveway. Parking will occur along the front of the proposed building. Water service will be extended from the existing stub along Riverside Street. Stormwater runoff will be directed to the rear of the project site. No on-site detention is proposed due to the fact that the majority of the area proposed for construction has been previously disturbed and a large area on-site will be utilized to dissipate the flows from the development. An on-site sewage disposal system is proposed to be installed as shown on the plan to provide sanitary sewer services. A municipal sewer system currently exists within Riverside Street, however, it is not currently connected to the remaining municipal system. The sanitary service is proposed to be extended from the current stub along Riverside Street to allow for a gravity connection to the building at the time the system becomes active. In the meantime, a septic tank and small pump will be utilized.

The only lighting will consist of wall pack units over the man doors and drive through doors. Landscaping will consist of plantings on the Riverside Street side of the building. A chain link

fence is proposed along the abutting property to the southwest to separate the traffic that will utilize the two sites. Gates will be installed to allow for cross traffic as required.

We are hopeful that we have submitted the required information for a Minor Site Plan. Upon your review of the enclosed materials, please call with any questions or comments. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Shawn M. Frank, P.E.
Project Manager

SMF:dlf

cc: Eric Johnson

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Engineering Copy

2003-0210
Application I. D. Number

10/08/2003
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Office/Industrial Building
Project Name/Description

Consultant/Agent

567 - 567 Riverside St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail
☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

14,000 s.f.
Proposed Building square Feet or # of Units

Acreage of Site

IH
Zoning

**Check Review Required:**

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)
☐ Zoning Variance
☐ Other

Fees Paid: Site Plan $400.00 Subdivision Engineer Review Date 10/14/2003

## Engineering Comments

PUBLIC WORKS ENGINEERING REVIEW...10/15/2003

I have reviewed the application and plans dated 10/08/03 and find there to be no issues for Public Works.

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|---|---|---|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| ☐ Building Permit Issue | date | | |
| ☐ Performance Guarantee Reduced | date | remaining balance | signature |
| ☐ Temporary Certificate of Occupancy | date | ☐ Conditions (See Attached) | expiration date |
| ☐ Final Inspection | date | signature | |
| ☐ Certificate Of Occupancy | date | | |
| ☐ Performance Guarantee Released | date | signature | |
| ☐ Defect Guarantee Submitted | submitted date | amount | expiration date |

**Department of Planning & Development**
Lee D. Urban, Director

# CITY OF PORTLAND

**Division Directors**
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

December 12, 2003

Shawn M. Frank, P.E.
Project Manager
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339

RE: Office/Industrial Building, 567 Warren Avenue
ID #2003-0210, CBL #312-B-003

Dear Mr. Frank:

After review of the site plan submittal, the following comments have been generated:

1. A financial capacity letter from a bank shall be submitted.

2. Catalogue cuts of the proposed wall pack units and a lighting photometric plan must be submitted to determine if the lighting is conformance with the lighting standards.

3. Attached is the Development Review Coordinator's memo for your review.

4. Chapter 25 of the City Ordinance requires that any new development install granite curb and sidewalk along the frontage of the property. It does not appear that there is existing sidewalk and granite curb along the frontage. Please address this issue.

5. The elevations must show proposed materials for the façade of the building.

6. Applicant must show hydrant within 500 ft. path of travel.

7. Fire apparatus shall have access to two sides of the structure.

If you have any questions, please do not hesitate to contact me at 874-8901.



389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

Sincerely,

Kandice Talbot

Kandice Talbot
Planner

CC: Alex Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
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- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

# MEMORANDUM

**DATE:** **December 3, 2003**

**TO:** **Kandi Talbot, Portland Planning Authority**

**FROM:** Stephen R. Bushey, P.E.

**SUBJECT:** **Six G's Coed, 567 Riverside Street**
**Site Plan Review**

---

DeLuca-Hoffman Associates, Inc. has reviewed the proposed site plans prepared by Sebago Technics dated 10-9-03 and offer the following comments.

1. The plans are substantially complete and acceptable for approval. The applicant has made provisions for adequate parking, grading, drainage and utilities to allow the development to be constructed. The following comments can be worked on the final approval drawings if necessary.
2. The applicant must provide the City's plumbing inspector with the necessary completed HHE-200 forms and relevant information of adjacent properties, wells, and adjacent systems if they exist. A licensed soils evaluator must complete these materials.
3. The applicant should determine is natural gas service is available off the high-pressure gain main in Riverside Street. I don't recall if a distribution line exists in the street.
4. A utility easement should be provided for the sewer line crossing the Riverside Welders property.
5. The Portland Water District water main appears to fall outside of the PWD easement as it is shown on the boundary and topographic survey plan. We suggest that the District obtain new easement rights centered on the actual pipeline perhaps.
6. The grading plan should contain provisions to stabilize the remaining ground surfaces that are outside the development area if they are not already grassed or graveled.
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I trust these comments meet your needs. If you have any questions please call.

SRB/jn1350.10/I:/Six G's12-03-03

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Copy

2003-0210
Application I. D. Number

10/08/2003
Application Date

Six Gs Coed, LLC
Applicant

557 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

Office/Industrial Building
Project Name/Description

Consultant/Agent

567 - 567 Riverside St, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 797-5830 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

312 B003
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☑ Office ☐ Retail ☐ Manufacturing ☑ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

14,000 s.f. | | IH
Proposed Building square Feet or # of Units | Acreage of Site | Zoning

**Check Review Required:**

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan $400.00 Subdivision Engineer Review Date 10/14/2003

## Fire Approval Status:

Reviewer Lt. MacDougal

☐ **Approved** ☑ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date 10/15/2003 Approval Expiration 10/15/2004 Extension to ☑ Additional Sheets Attached

☑ Condition Compliance Lt. MacDougal (signature) 10/15/2003 (date)

**Performance Guarantee** ☐ **Required*** ☐ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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| ☐ Performance Guarantee Accepted | date | amount | expiration date |
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| ☐ Performance Guarantee Released | date | signature | |
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| ☐ Defect Guarantee Released | date | signature | |

**Department of Planning & Development**
Lee D. Urban, Director

# CITY OF PORTLAND

**Division Directors**
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

January 5, 2004

Shawn M. Frank, P.E.
Project Manager
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, Maine 04098-1339

RE: Office/Industrial Building, 567 Warren Avenue
ID #2003-0210, CBL #312-B-003

Dear Mr. Frank:

On January 4, 2004, the Portland Planning Authority granted minor site plan approval for the office/industrial building proposed at 567 Warren Avenue, as shown on the approved plan with the following condition:

i. That a light fixture be submitted which is a full cut-off fixture and meets the lighting standards of the Portland Technical Standards and Design Guidelines.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.


389 Congress Street • Portland, Maine 04101 • (207) 874-8721 • FAX 756-8258 • TTY 874-8936

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

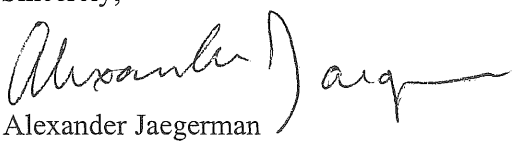
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

6. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Michael Bobinsky, Public Works Director
Karen Dunfey, Inspections
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File

# WARRANTY DEED

**RIVERSIDE WELDERS LIMITED LIABILITY COMPANY**, a Maine limited liability company with a place of business in Portland, Maine ("Grantor"), for consideration paid, hereby grants to **SIX G'S COED LLC**, a Maine limited liability company with a mailing address of 557 Riverside Street, Portland, Maine 04103, with Warranty Covenants, the land in the City of Portland, County of Cumberland, and State of Maine described on the attached Exhibit A.

SUBJECT TO all rights, easements, and restrictions of record affecting the above-described land, including (without limitation) rights granted to the Portland Water District by that certain instrument dated November 30, 1953, recorded at the Cumberland County Registry of Deeds in Book 2163, Page 204.

RESERVING to Grantor, its successors and assigns, a nonexclusive easement over the existing driveway for vehicular and pedestrian access from Riverside Street to remaining land of Grantor.

WITNESS my hand and seal this 29th day of December, 2000.

Witness

RIVERSIDE WELDERS LIMITED
LIABILITY COMPANY

By: Donald T. Johnson Member
Donald T. Johnson
Member

STATE OF MAINE
CUMBERLAND, ss. December 29, 2000

Then personally appeared the above-named Donald T. Johnson, Member of Riverside Welders Limited Liability Company, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Riverside Welders Limited Liability Company.

Before me,

~~Notary Public~~/Attorney-at Law
Print name: Gregory L. Porter
My commission expires:_____

P:\AMC\Phoenix\deed1.wpd

# EXHIBIT A

A certain parcel of land situated on the easterly side of Riverside Street in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a capped 5/8-inch iron rebar set in the east side of Riverside Street and at the southwesterly corner of land now or formerly of Raymond J. Thibodeau (by a deed recorded at the Cumberland County Registry of Deeds in Book 1710, Page 432);

Thence S 64°-14'-28" E, along said Thibodeau, a distance of 258.07 feet to a capped 5/8-inch iron rebar set in the southerly line of land now or formerly of David Cave (by a deed recorded at said Registry in Book 8606, Page 55);

Thence S 51°-02'-28" E, along said Cave and passing through a found 1-inch iron pipe, a distance of 878.59 feet to a found ¾-inch iron pipe at an angle point;

Thence N 61°-50'-22" E, along said Cave, a distance of 163.71 feet to a found 1¼-inch iron pipe at the southeasterly corner of land now or formerly of Brian S. Ingraham and Sandra J. Ingraham (by deed recorded at said Registry in Book 10159, Page 241);

Thence N 59°-28'-20" E, along said Ingraham, a distance of 110.45 feet to a capped 5/8-inch iron rebar set;

Thence S 41°-45'-01" E, along land now or formerly of the Maine Turnpike Authority, a distance of 61.99 feet to a capped 5/8-inch iron rebar set at other land of the Maine Turnpike Authority (by deed recorded at said Registry in Book 2166, Page 33);

Thence S 35°-15'-11" W, along said Maine Turnpike Authority, a distance of 517.44 feet to a capped 5/8-inch iron rebar set at the northeasterly corner of land now or formerly of Lee H. Donnelley (by deed recorded at said Registry in Book 2691, Page 99);

Thence N 41°-39'-12" W, along said Donnelley and passing through a found ¾-inch iron pipe and along land now or formerly of Marion Brooks (by deed recorded at said Registry in Book 13305, Page 183), a total distance of 243.31 feet to a capped 5/8-inch iron rebar set at an angle point;

Thence S 26°-47'-02" W, along said Brooks, a distance of 120.72 feet to a capped 5/8-inch iron rebar set at an angle point;

Thence N 50°-51'-10" W, along said Brooks and passing through a found 2-inch iron pipe and along land now or formerly of Ellen Mary Knowles (by deed recorded at said Registry in Book 3980, Page 133), a total distance of 613.60 feet to a capped 5/8-inch iron rebar set;

Thence N 37°-43'-56" W, along remaining land of Riverside Welders Limited Liability Company, a distance of 181.04 feet to a capped 5/8-inch iron rebar set;

Thence N 51°-52'-32" W, along remaining land of Riverside Welders Limited Liability Company, a distance of 376.10 feet to a capped 5/8-inch iron rebar set;

Thence N 76°-32'-42" W, along remaining land of Riverside Welders Limited Liability Company, a distance of 98.66 feet to a capped 5/8-inch iron rebar set in the east side of Riverside Street;

Thence N 28°-13'-26" E, along said Riverside Street, a distance of 159.22 feet to the point of beginning.

Bearings referenced herein are based upon Magnetic North 2000.

Being a portion of the real property described in a deed from Hoopa, Inc. to Riverside Welders Limited Liability Company dated May 26, 1995 and recorded at the Cumberland County Registry in Book 11934, Page 41. Reference is hereby made to the following corrective deeds to Riverside Welders Limited Liability Company: (1) Deed from Matthews Matthews & Eldridge dated September 25, 2000, recorded at said Registry in Book 15779, Page 109, (2) Deed from Kenneth C. Matthews dated September 25, 2000, recorded at said Registry in Book 15779, Page 111; and (3) Deed from Linda M. Eldridge dated September 30, 2000, recorded at said Registry in Book 15779, Page 113.

Reference is made to a plan of land titled "Boundary & Topographic Survey of Phoenix Welding" by Sebago Technics, Inc., dated August 3, 2000 (revised through October 13, 2000). The above-described parcel of land is depicted as "Parcel B" (8.58 acres) on said plan.

P:\AMC\Phoenix\Parcel-B.wpd

9-29-03
SEBAGO TECHNICS

Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553
(207) 774-5961
FAX (207) 761-8307
www.pwd.org

September 25, 2003

Mr. Brian G. Yergatian, P.E.
Sebago Technics, Inc.
One Chabot Street
Westbrook, Maine 04098-1339

Re: Phoenix Welding - Riverside St, Portland

Dear Sir:

The Portland Water District has a 12" water main in Riverside Street, Portland, near the proposed site. A test on a nearby hydrant produced the following results: static pressure 72 psi; pito pressure 62 psi; with a flow of 1321 gpm. With these results in mind, the District feels we have sufficient capacity available to serve this proposed project and meet all normal fire protection and domestic water service demands. **Please notify your plumber of these results so that they can design your system to best fit the available pressure**.

With certification by the developer that all required permits have been received, we look forward to serving this project.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor

# City of Portland Site Plan Application

**If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.**

**Address of Proposed Development:** 567 Riverside Street **Zone:** I-H

**Total Square Footage of Proposed Structure:**
14,000 sf

**Square Footage of Lot:**
8.58 acres

**Tax Assessor's Chart, Block & Lot:**

| Chart# | Block# | Lot# |
|---|---|---|
| 312 | B | 3, part 2 |
| 306 | B | 1 |

**Property owner's mailing address:**
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

**Telephone #:**
207-797-5830

**Consultant/Agent, mailing address, phone # & contact person:**
Sebago Technics, Inc.
P.O. Box 1339
Westbrook, ME 04092-1339
Attn: Shawn M. Frank, P.E.
207-856-0277

**Applicant's name, mailing address, telephone #/Fax#/Pager#:**
Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103
Attn: Eric Johnson
207-797-5832

**Project name:**
Proposed Lease Building

**Proposed Development (check all that apply)**

_X_ New Building ___ Building Addition ___ Change of Use ___ Residential _X_ Office ___ Retail
___ Manufacturing _X_ Warehouse/Distribution ___ Parking lot
___ Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____
___ Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____ )
___ Traffic Movement ($1,000.00) ___ Stormwater Quality ($250.00)
___ Section 14-403 Review ($400.00 + $25.00 per lot)
___ Other_____

**Major Development (more than 10,000 sq. ft.)**

___ Under 50,000 sq. ft. ($500.00)
___ 50,000 - 100,000 sq. ft. ($1,000.00)
___ Parking Lots over 100 spaces ($1,000.00)
___ 100,000 - 200,000 sq. ft. ($2,000.00)
___ 200,000 - 300,000 sq. ft. ($3,000.00)
___ Over 300,000 sq. ft. ($5,000.00)
___ After-the-fact Review ($1,000.00 + applicable application fee)

**Minor Site Plan Review**

_X_ Less than 10,000 sq. ft. ($400.00) (Less than 20,000 sf in Industrial Zone)
___ After-the-fact Review ($1,000.00 + applicable application fee)

**Plan Amendments**

___ Planning Staff Review ($250.00)
___ Planning Board Review ($500.00)

**- Please see next page -**

**Who billing will be sent to: (Company, Contact Person, Address, Phone #)**

Six G's Coed, LLC
557 Riverside Street
Portland, ME 04103

Attn: Eric Johnson
207-797-5832

**Submittals shall include (9) separate folded packets of the following:**

a. **copy of application**
b. **cover letter stating the nature of the project**
c. **site plan containing the information found in the attached sample plans check list**

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

**Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site:** ci.portland.me.us chapter 14

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

| **Signature of applicant:** Eric S. Johnson | **Date:** 10/8/03 |
|---|---|

**This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.**

00235

# STORMWATER RUNOFF EVALUATION

## Six G's Coed, L.L.C.
## 567 Riverside Street
## Portland, Maine

### General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Six G's Coed, L.L.C. to evaluate the effects of site improvements on stormwater runoff, as proposed and evaluated herein.

The subject site is located at 567 Riverside Street in the City of Portland. Proposed site improvements consist of a 14,000 square-foot building, a paved access driveway, and associated parking area. The development will be serviced by public utilities to include underground cable, electric, telephone, and subsurface drainage infrastructure. The proposed development consists of approximately 8,850 square feet of new impervious surface area.

### Site Characteristics

The subject site exists today as a previously disturbed commercial/industrial parcel, of approximately 8.6 acres. Of this, approximately 1.6 acres consists of forested and scrub-shrub wetlands, another approximately one acre of impervious surfaces, and the remaining land is a mixture of short grass fields and woodlands. Topography across the site is relatively flat, as the steepest slopes are approximately 3 percent.

### Soils

Soils at the subject site are identified as Scantic silt loam. This classification of soils is categorized as hydrologic soil group D.

### Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD, version 6.0 stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

| Storm Event | Rainfall Depth |
|---|---|
| 2-year | 3.0 |
| 10-year | 4.7 |
| 25-year | 5.5 |

## Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, seven (7) watersheds were identified and evaluated in the pre-development scenario. Seven (7) common study points (SP1-SP7) were selected for evaluation of pre versus post-development runoff. The locations of these study points are depicted on both of the watershed maps.

The pre-development watersheds (1S-7S) contain approximately 10.4 acres of land. Watershed 1S drains much of the western extreme portion of the site, which consists primarily of gravel and bituminous surfaces. Stormwater runoff from this area is assumed to drain towards Riverside Street, and enters the City's stormdrain system at the catch basin identified as Study Point #1 (SP1). Watershed 2S is the extreme northwest corner of the property and consists almost entirely of brush, weeds, and tall grasses. This watershed, or subcatchment, will remain largely unchanged in the post-development condition. Subcatchment 3S drains to a small (approximately 1,500 square-foot wetland) along the northern boundary of the site. This area will be improved upon in the post-development condition. Subcatchments 4S, 5S and 6S each drain to separate wetlands; 5S and 6S drain to offsite locations, while 4S drains to an area just inside the northeastern boundary of the parcel. Subcatchment 4S will be impacted very slightly by development, while 5S and 6S will be completely unchanged. As such, 5S and 6S were not modeled, only mapped.

Stormwater runoff from a large portion of the subject and abutting site (nearly 2.5 acres) is collected via catchbasins and routed to the City's stormdrain system. These areas were modeled as subcatchment (7S), which drain to reach 7R, an assumed 500-foot, 12-inch diameter stormdrain system that discharges to the structure identified as SP1. The proposed site improvements will reduce the volume and rate of runoff, which presently enters the municipal system in Riverside Street. As such, the aforementioned assumption is irrelevant.

## Stormwater Management

The post-development scenario contains approximately 10.4 acres of land, which has been divided into seven (7) similar subcatchments for analysis. Stormwater runoff in the post-development scenario will drain the site in much the same manner as it does at present. As in the pre-development condition, subcatchments 5S and 6S were not modeled, as they will remain unchanged following development.

The development, as proposed, will create an additional nearly 8,850 square feet of new impervious surface area. This will have the effect of increasing the volume of runoff generated in subcatchments 1S, 3S, and 4S. Due to the proposed site grading, the contributing area to 7S will be reduced, thus reducing the volume and rate of runoff entering the municipal system via

the catch basin/stormdrain system located on site. Subcatchment area 2S will be slightly reduced in size, thereby reducing the peak rate of runoff. To offset the increase in runoff due to the proposed driveway and parking lot, a ditch will convey runoff in a southeasterly direction towards the rear of the parcel. As a result, subcatchment 4S will have a larger contributing area following development.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

**Table 1**
**Stormwater Runoff Summary Table**
**Pre-Development vs. Post-Development**

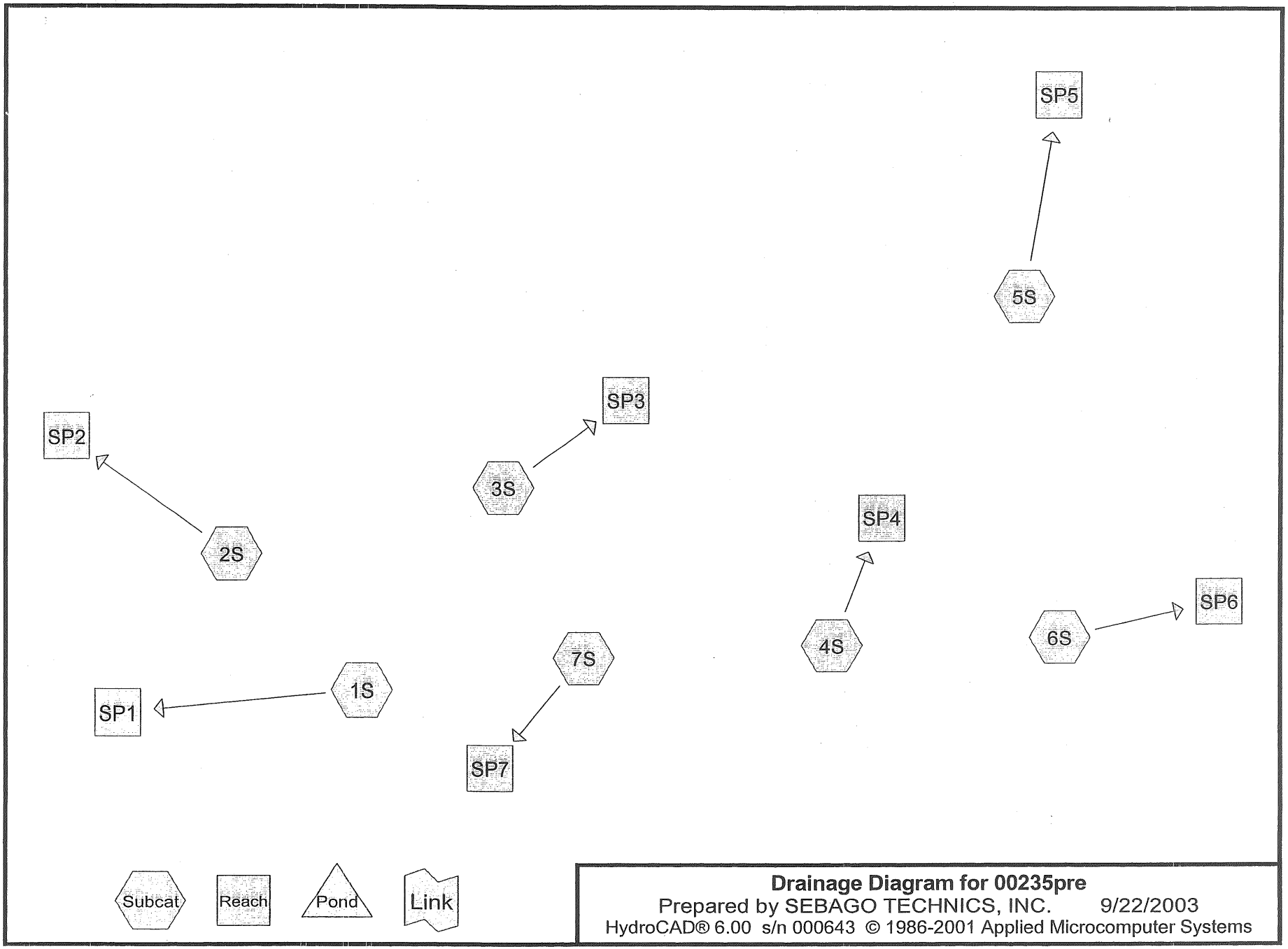
| Study Point | Total Watershed Area (acres) | | Average Weighted Curve No. | | Peak Rates of Runoff (cfs) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | 2-Year | | 10-Year | | 25-Year | |
| | Pre | Post | Pre | Post | Pre | Post | Pre | Post | Pre | Post |
| 1 | 0.57 | 0.53 | 87 | 85 | 0.90 | 0.83 | 1.68 | 1.61 | 2.05 | 1.99 |
| 2 | 0.54 | 0.54 | 74 | 73 | 0.37 | 0.34 | 0.93 | 0.89 | 1.22 | 1.17 |
| 3 | 0.93 | 0.69 | 85 | 83 | 1.41 | 0.61 | 2.74 | 1.22 | 3.37 | 1.52 |
| 4 | 4.78 | 5.37 | 79 | 81 | 4.28 | ***5.28*** | 9.40 | ***11.10*** | 11.96 | ***13.97*** |
| 5 | 0.67 | 0.67 | Not Evaluated | | | | | | | |
| 6 | 0.69 | 0.69 | Not Evaluated | | | | | | | |
| 7 | 2.49 | 2.16 | 91 | 91 | 4.84 | 4.19 | 8.42 | 7.29 | 10.09 | 8.74 |

## Summary

The proposed development will include the construction of a 14,000 square-foot building, paving an existing gravel driveway, the creation of a 20 parking spaces, and underground utilities. The development will be served by an individual sewage disposal system and public water.

As seen from the above table, development of this site, as proposed, will mitigate the burden on the municipal stormwater system. It will also maintain peak rates of runoff at levels below pre-development conditions for all design storm events at Study Points 1-3, 5, and 6. As seen from Table 1 above, a slight increase in stormwater runoff is anticipated at Study Point 4 following development, for each of the design storm events. However, since SP4 is located approximately 50 feet inside of the property's northern boundary, the increased volume of runoff at this location can be viewed as insignificant.

In short, the development as proposed and evaluated herein, will not have a significant impact on offsite or downgradient properties or systems.




**Drainage Diagram for 00235pre**
Prepared by SEBAGO TECHNICS, INC. 9/22/2003
HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=14.2 min CN=87 Area=25,018 sf Runoff= 0.90 cfs 0.078 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=74 Area=23,382 sf Runoff= 0.37 cfs 0.037 af

**Subcatchment 3S: 3S**
Tc=11.9 min CN=85 Area=40,398 sf Runoff= 1.41 cfs 0.114 af

**Subcatchment 4S: 4S**
Tc=20.9 min CN=79 Area=208,083 sf Runoff= 4.28 cfs 0.433 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=108,449 sf Runoff= 4.84 cfs 0.404 af

**Reach SP1: (new node)**
Inflow= 0.90 cfs 0.078 af
Outflow= 0.90 cfs 0.078 af

**Reach SP2: (new node)**
Inflow= 0.37 cfs 0.037 af
Outflow= 0.37 cfs 0.037 af

**Reach SP3: (new node)**
Inflow= 1.41 cfs 0.114 af
Outflow= 1.41 cfs 0.114 af

**Reach SP4: (new node)**
Inflow= 4.28 cfs 0.433 af
Outflow= 4.28 cfs 0.433 af

**Reach SP7: Site Stormdrain Network**
Inflow= 4.84 cfs 0.404 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.34 cfs 0.403 af

**Runoff Area = 9.305 ac Volume = 1.064 af Average Depth = 1.37"**

## Subcatchment 1S: 1S

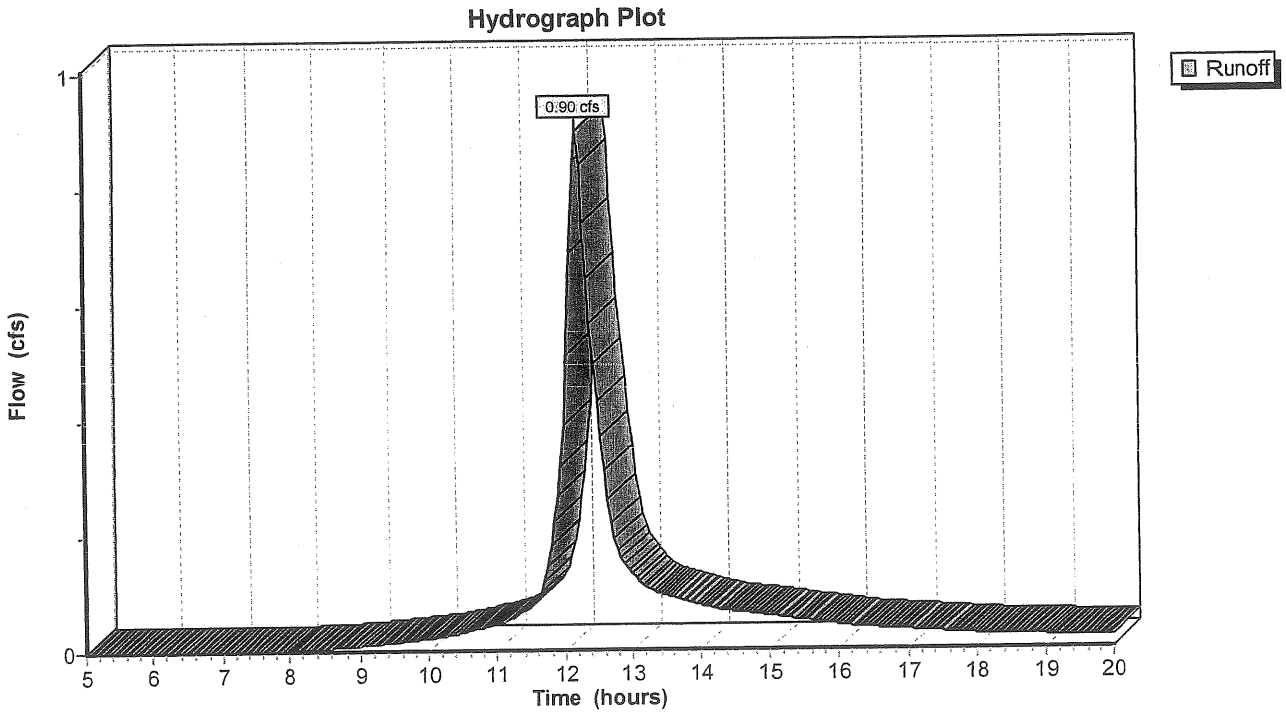
Runoff = 0.90 cfs @ 12.20 hrs, Volume= 0.078 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 4,181 | 98 | Paved parking & roofs |
| 8,265 | 91 | Gravel roads, HSG D |
| 12,572 | 80 | >75% Grass cover, Good, HSG D |
| 25,018 | 87 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.9 | 134 | 0.0240 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 1.6 | 188 | 0.0150 | 2.0 | | **Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps |
| 0.7 | 110 | 0.0160 | 2.6 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 14.2 | 432 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

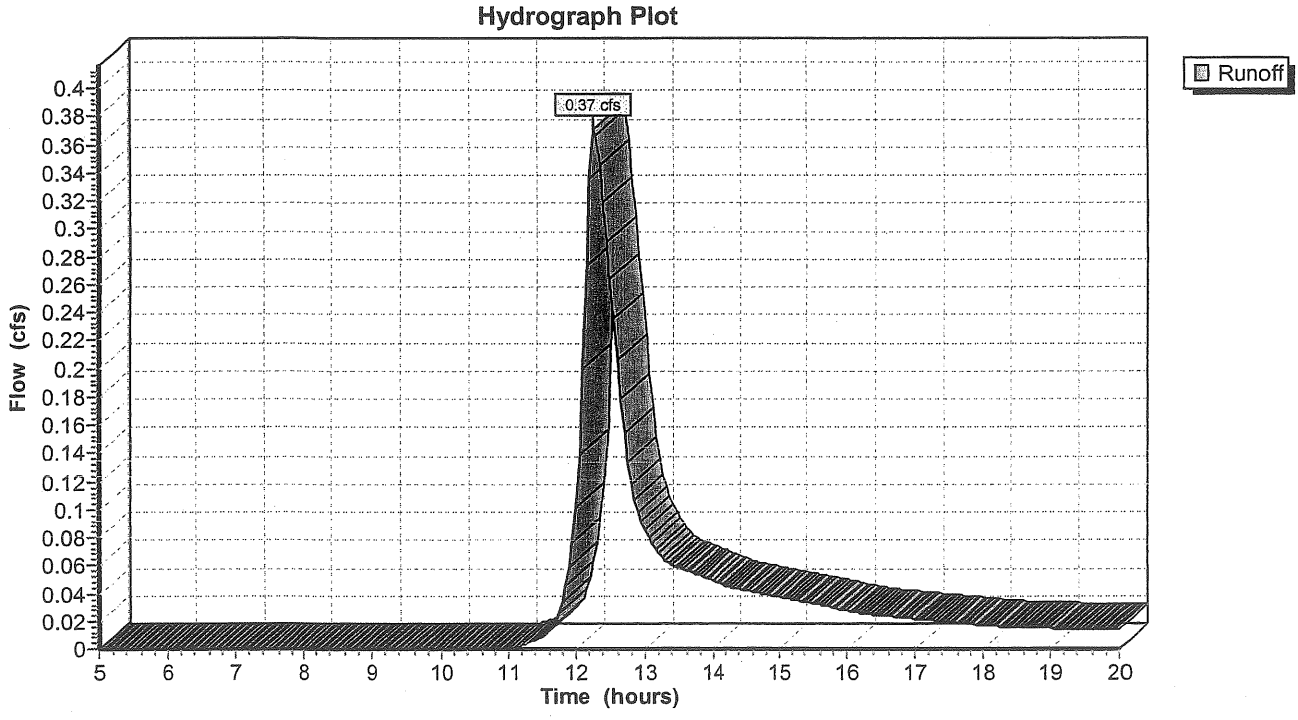
Runoff = 0.37 cfs @ 12.27 hrs, Volume= 0.037 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 697 | 91 | Gravel roads, HSG D |
| 22,685 | 73 | Brush, Good, HSG D |
| 23,382 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

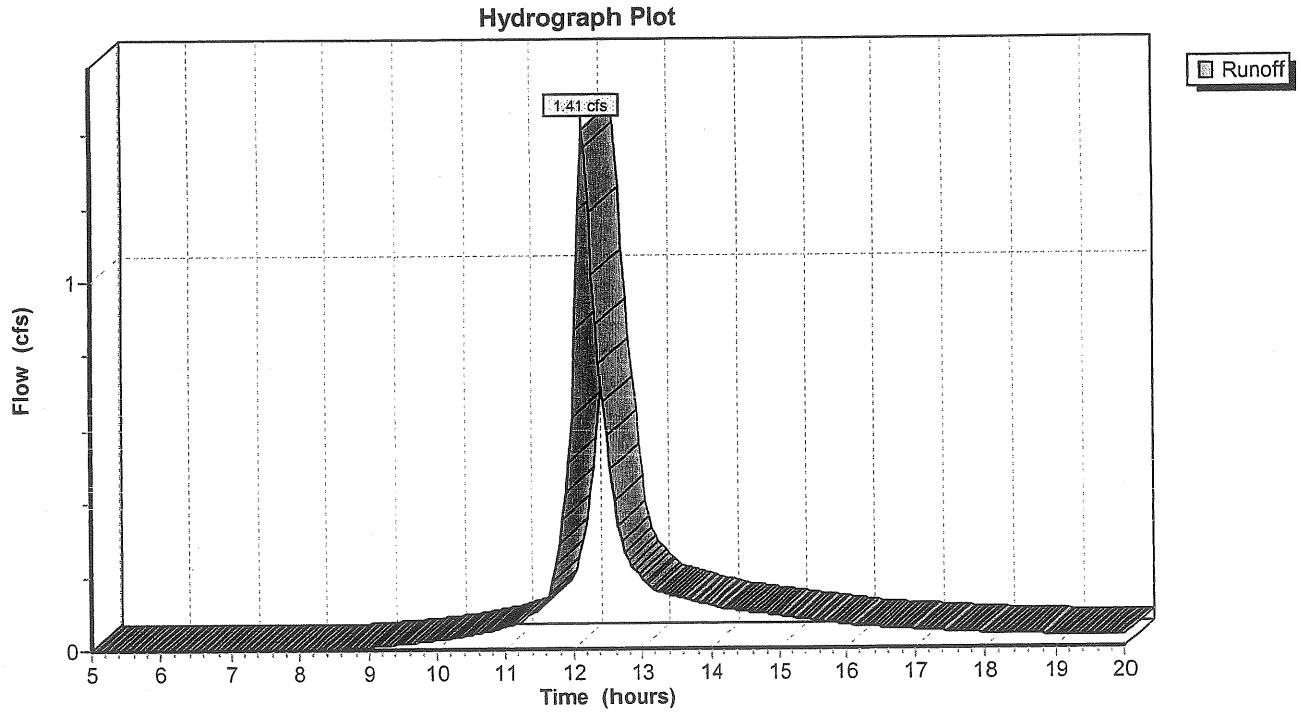
Runoff = 1.41 cfs @ 12.17 hrs, Volume= 0.114 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 3,521 | 77 | Woods, Good, HSG D |
| 9,149 | 91 | Gravel roads, HSG D |
| 27,728 | 84 | 50-75% Grass cover, Fair, HSG D |
| 40,398 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.3 | 75 | 0.0107 | 0.1 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 1.6 | 113 | 0.0290 | 1.2 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 11.9 | 188 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

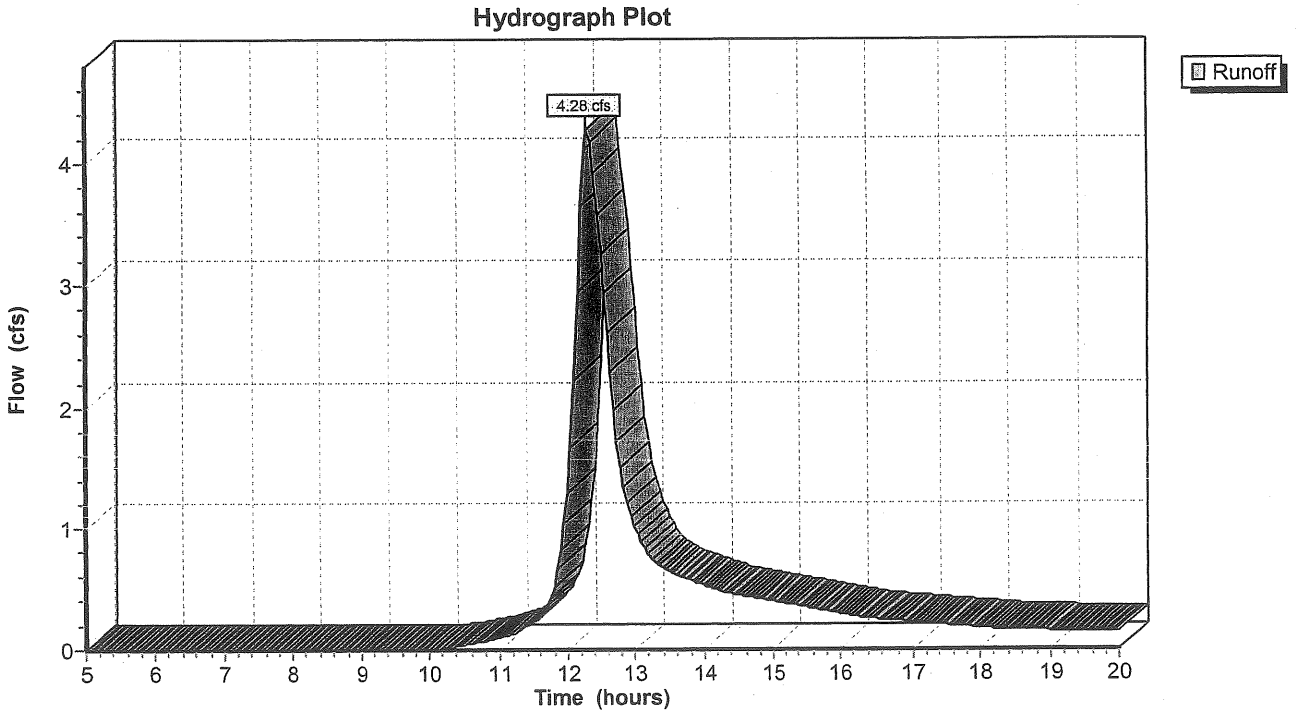
Runoff = 4.28 cfs @ 12.31 hrs, Volume= 0.433 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 149,458 | 77 | Woods, Good, HSG D |
| 58,625 | 84 | 50-75% Grass cover, Fair, HSG D |
| 208,083 | 79 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 220 | 0.0180 | 0.7 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 15.4 | 349 | 0.0057 | 0.4 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 20.9 | 569 | Total | | | |

## Subcatchment 4S: 4S



## Subcatchment 7S: 7S

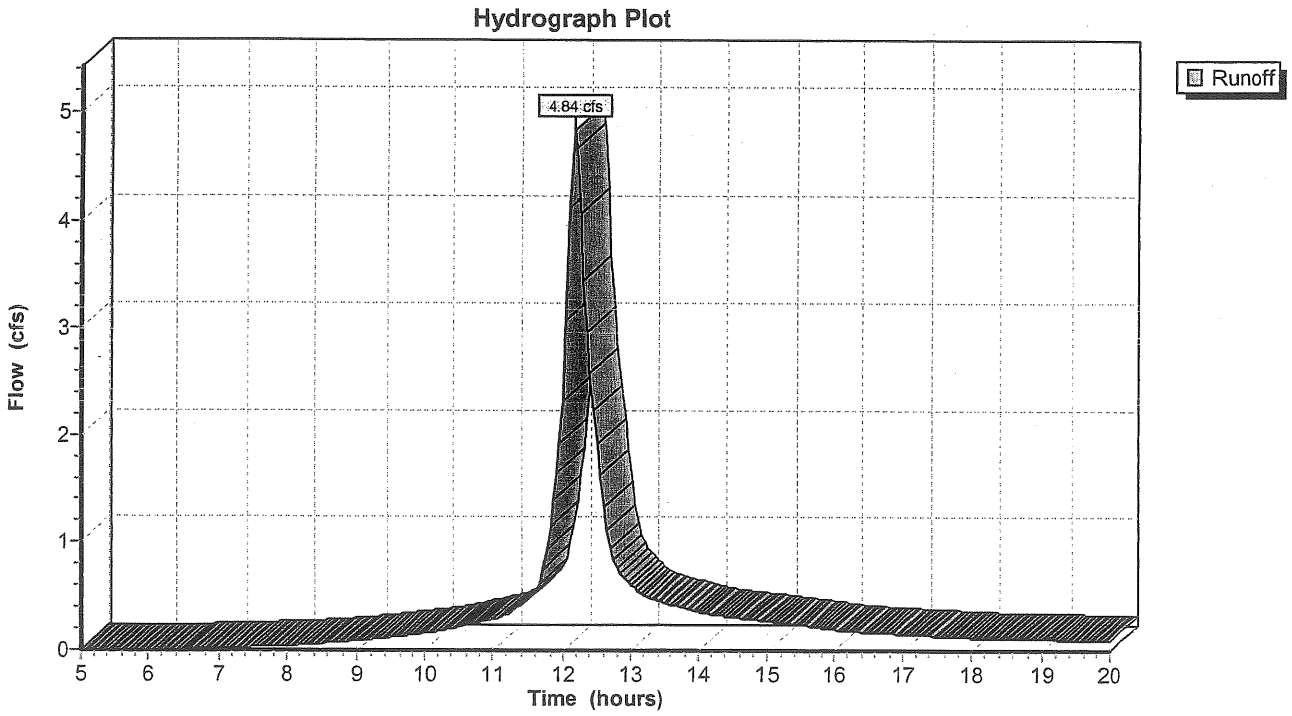
Runoff = 4.84 cfs @ 12.17 hrs, Volume= 0.404 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 19,316 | 91 | Gravel roads, HSG D |
| 43,949 | 98 | Paved parking & roofs |
| 36,367 | 84 | 50-75% Grass cover, Fair, HSG D |
| 8,817 | 80 | >75% Grass cover, Good, HSG D |
| 108,449 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

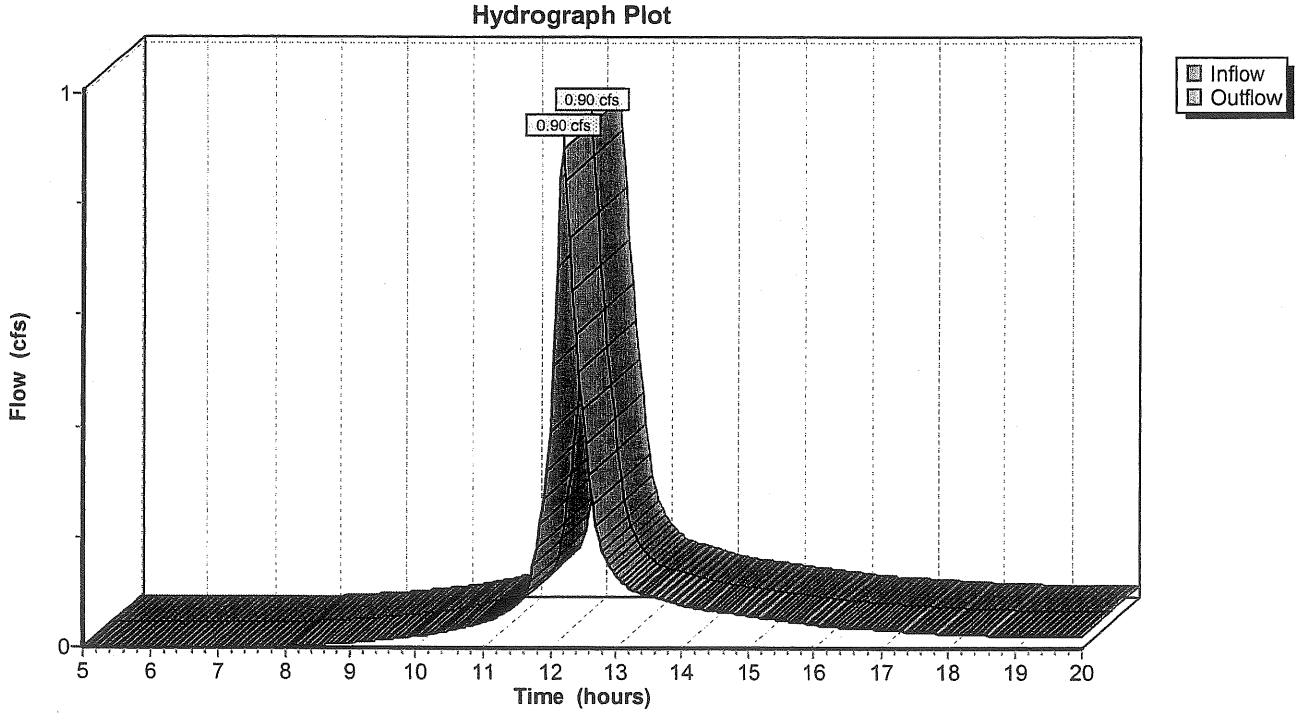


## Reach SP1: (new node)

Inflow = 0.90 cfs @ 12.20 hrs, Volume= 0.078 af
Outflow = 0.90 cfs @ 12.20 hrs, Volume= 0.078 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

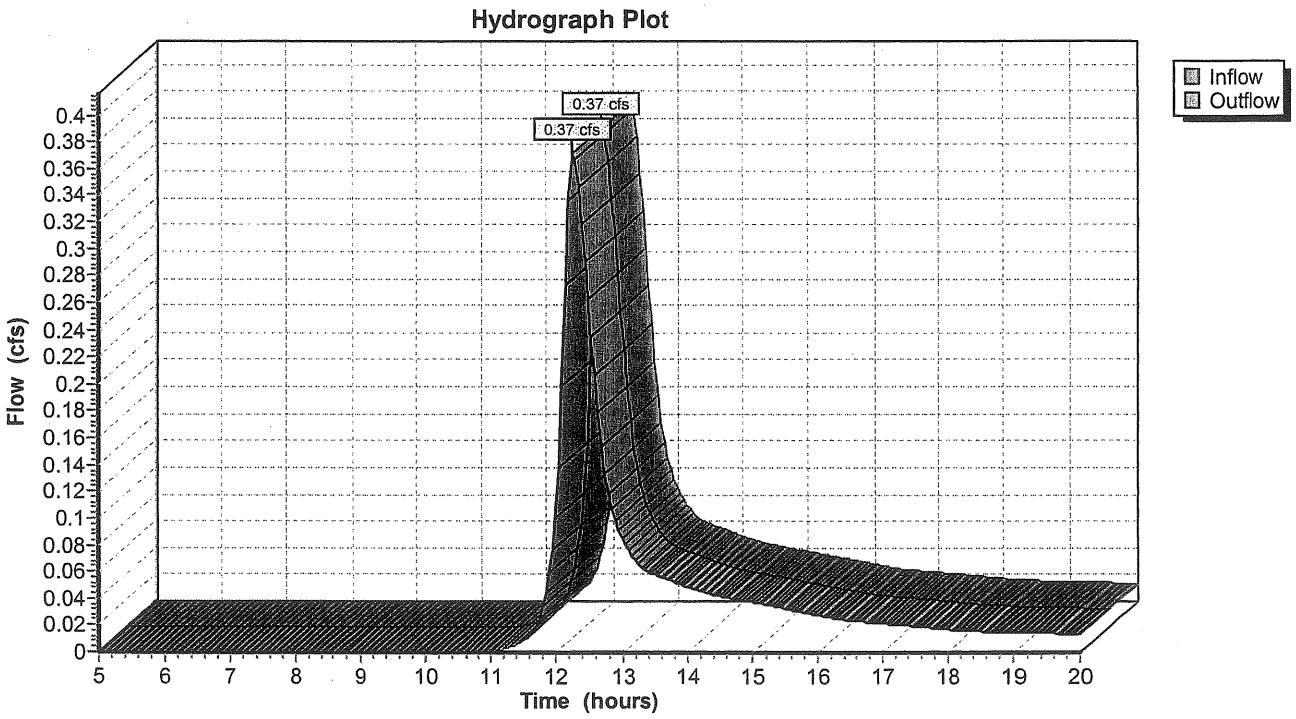


## Reach SP2: (new node)

Inflow = 0.37 cfs @ 12.27 hrs, Volume= 0.037 af
Outflow = 0.37 cfs @ 12.27 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

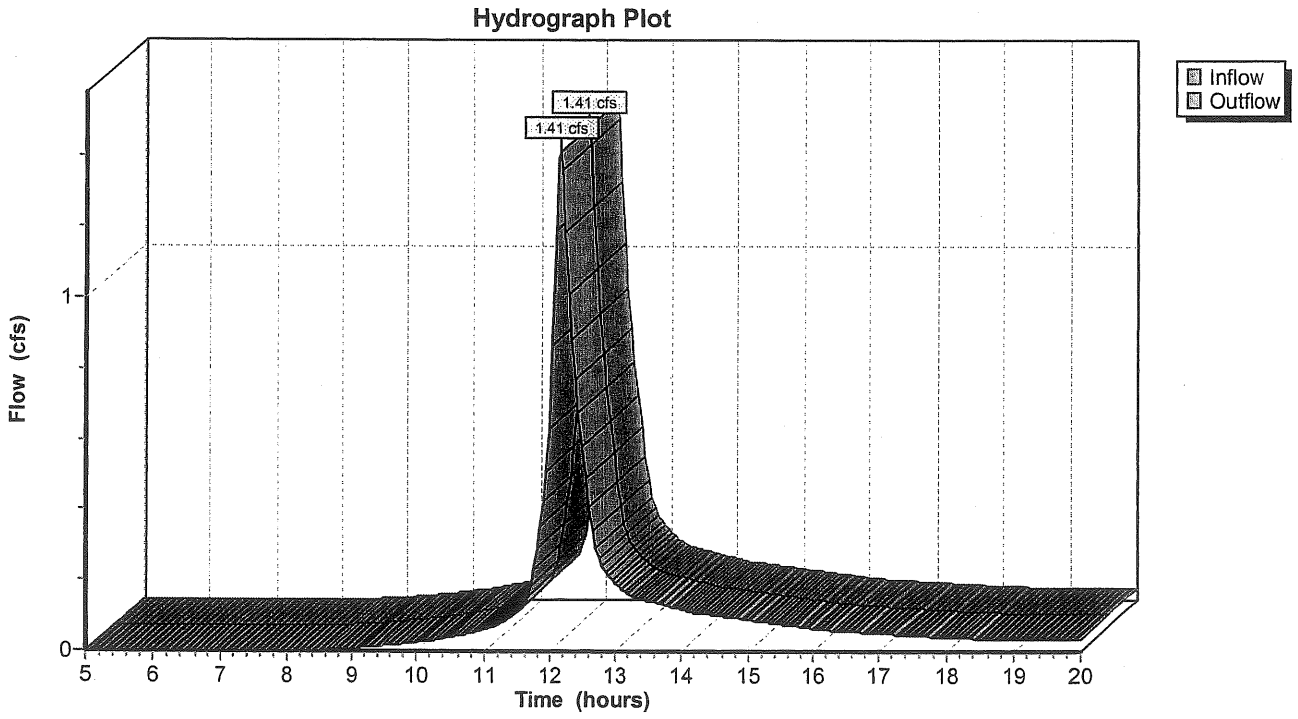


## Reach SP3: (new node)

Inflow = 1.41 cfs @ 12.17 hrs, Volume= 0.114 af
Outflow = 1.41 cfs @ 12.17 hrs, Volume= 0.114 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

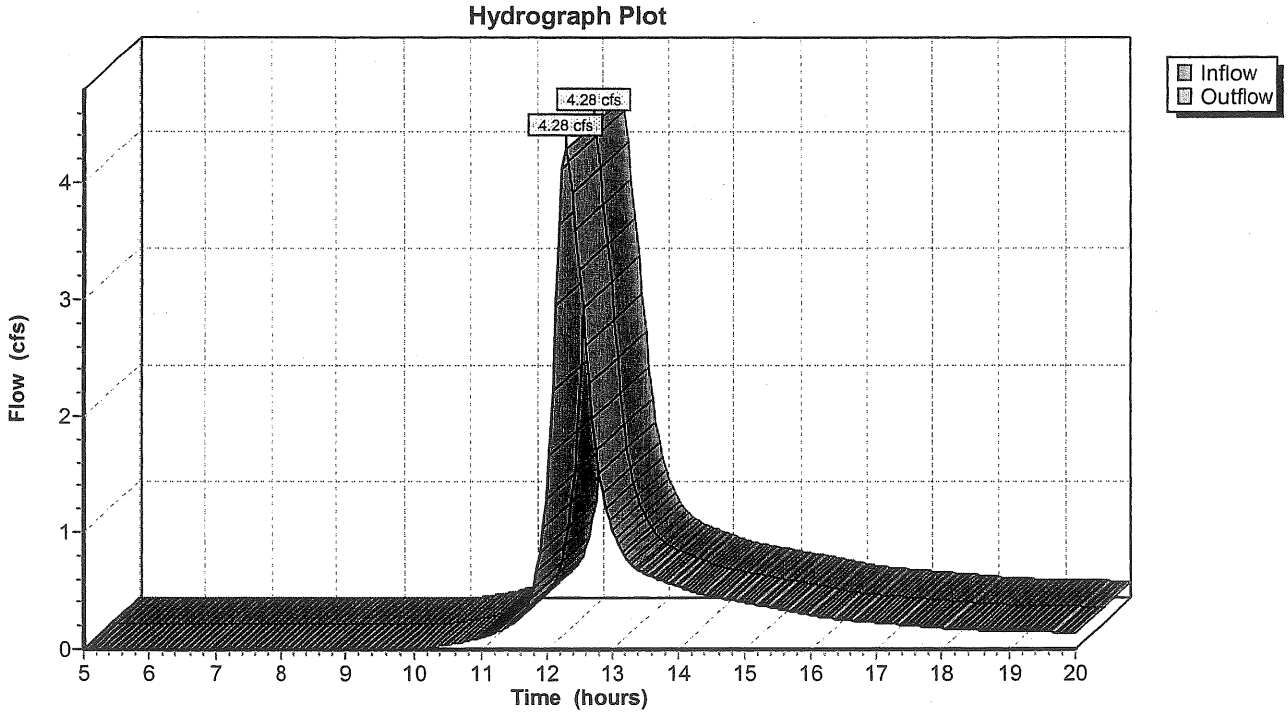


## Reach SP4: (new node)

Inflow = 4.28 cfs @ 12.31 hrs, Volume= 0.433 af
Outflow = 4.28 cfs @ 12.31 hrs, Volume= 0.433 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)



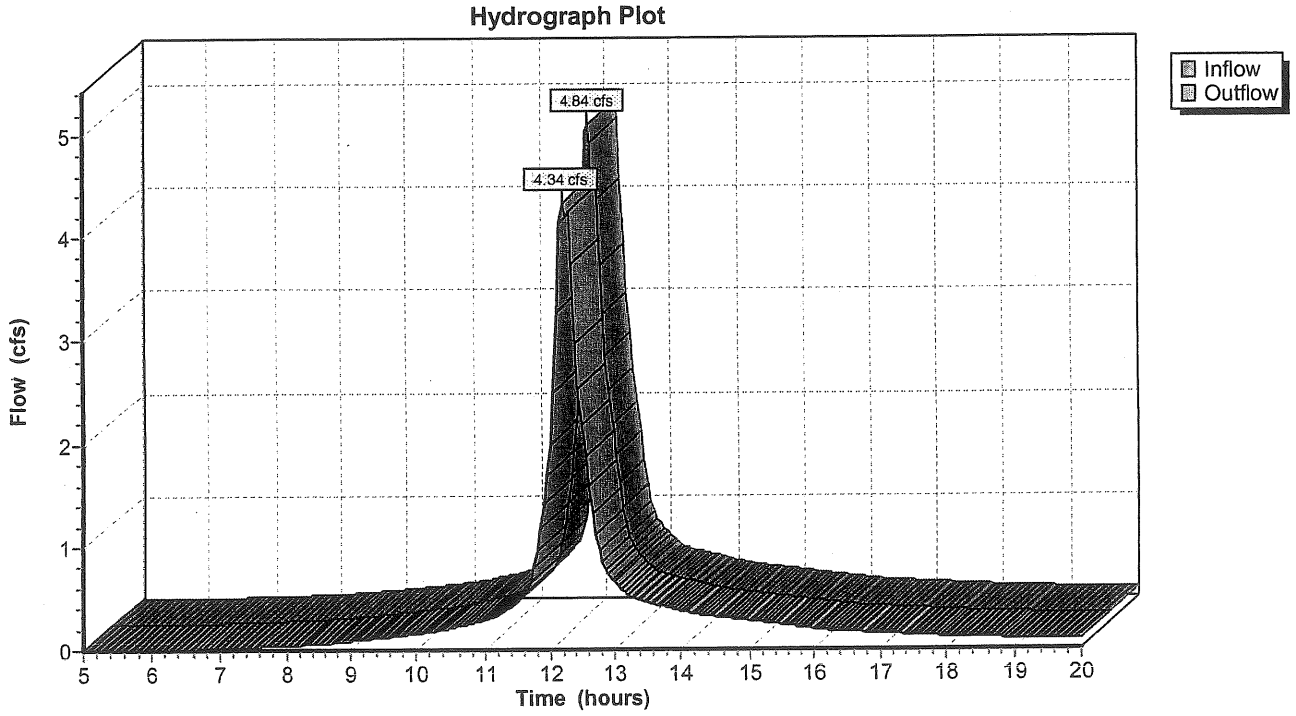
## Reach SP7: Site Stormdrain Network

Inflow = 4.84 cfs @ 12.17 hrs, Volume= 0.404 af
Outflow = 4.34 cfs @ 12.21 hrs, Volume= 0.403 af, Atten= 10%, Lag= 2.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.6 fps, Avg. Travel Time= 3.2 min

Peak Depth= 1.00'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=14.2 min CN=87 Area=25,018 sf Runoff= 1.68 cfs 0.148 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=74 Area=23,382 sf Runoff= 0.93 cfs 0.088 af

**Subcatchment 3S: 3S**
Tc=11.9 min CN=85 Area=40,398 sf Runoff= 2.74 cfs 0.224 af

**Subcatchment 4S: 4S**
Tc=20.9 min CN=79 Area=208,083 sf Runoff= 9.40 cfs 0.939 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=108,449 sf Runoff= 8.42 cfs 0.723 af

**Reach SP1: (new node)**
Inflow= 1.68 cfs 0.148 af
Outflow= 1.68 cfs 0.148 af

**Reach SP2: (new node)**
Inflow= 0.93 cfs 0.088 af
Outflow= 0.93 cfs 0.088 af

**Reach SP3: (new node)**
Inflow= 2.74 cfs 0.224 af
Outflow= 2.74 cfs 0.224 af

**Reach SP4: (new node)**
Inflow= 9.40 cfs 0.939 af
Outflow= 9.40 cfs 0.939 af

**Reach SP7: Site Stormdrain Network**
Inflow= 8.42 cfs 0.723 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.21 cfs 0.722 af

**Runoff Area = 9.305 ac Volume = 2.121 af Average Depth = 2.74"**

## Subcatchment 1S: 1S

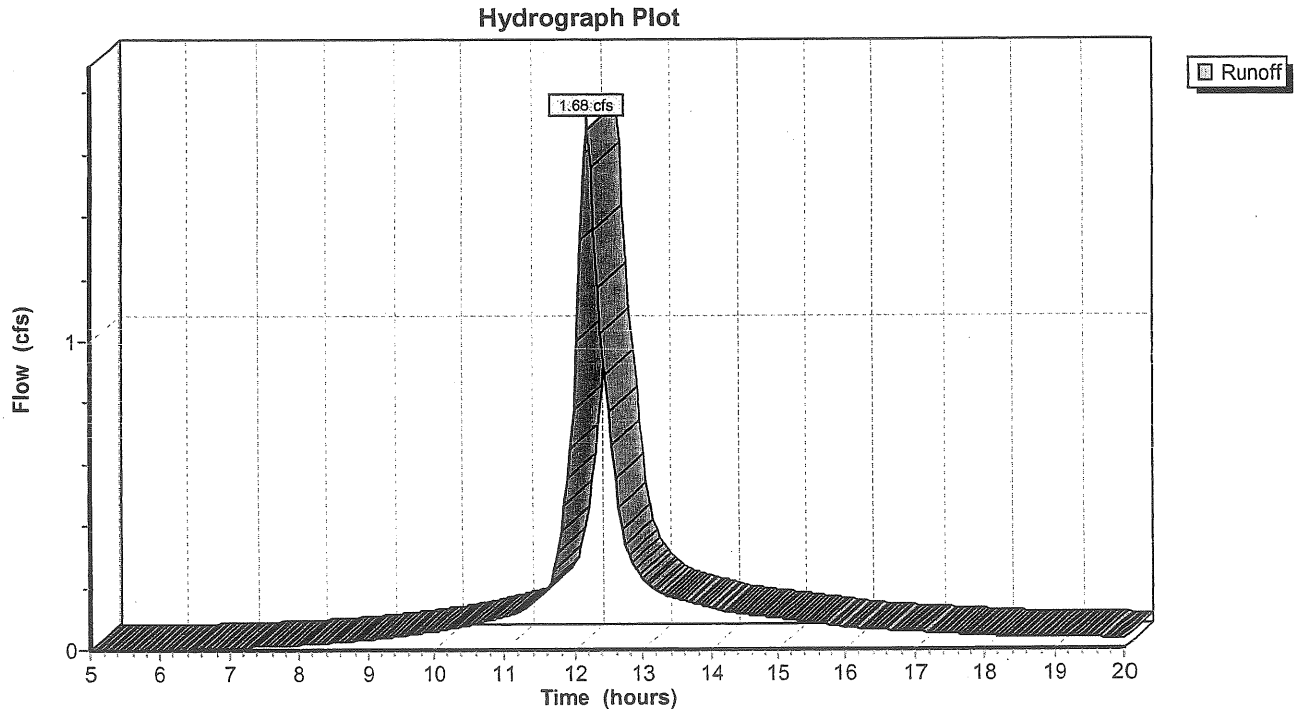
Runoff = 1.68 cfs @ 12.19 hrs, Volume= 0.148 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 4,181 | 98 | Paved parking & roofs |
| 8,265 | 91 | Gravel roads, HSG D |
| 12,572 | 80 | >75% Grass cover, Good, HSG D |
| 25,018 | 87 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.9 | 134 | 0.0240 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 1.6 | 188 | 0.0150 | 2.0 | | **Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps |
| 0.7 | 110 | 0.0160 | 2.6 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 14.2 | 432 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

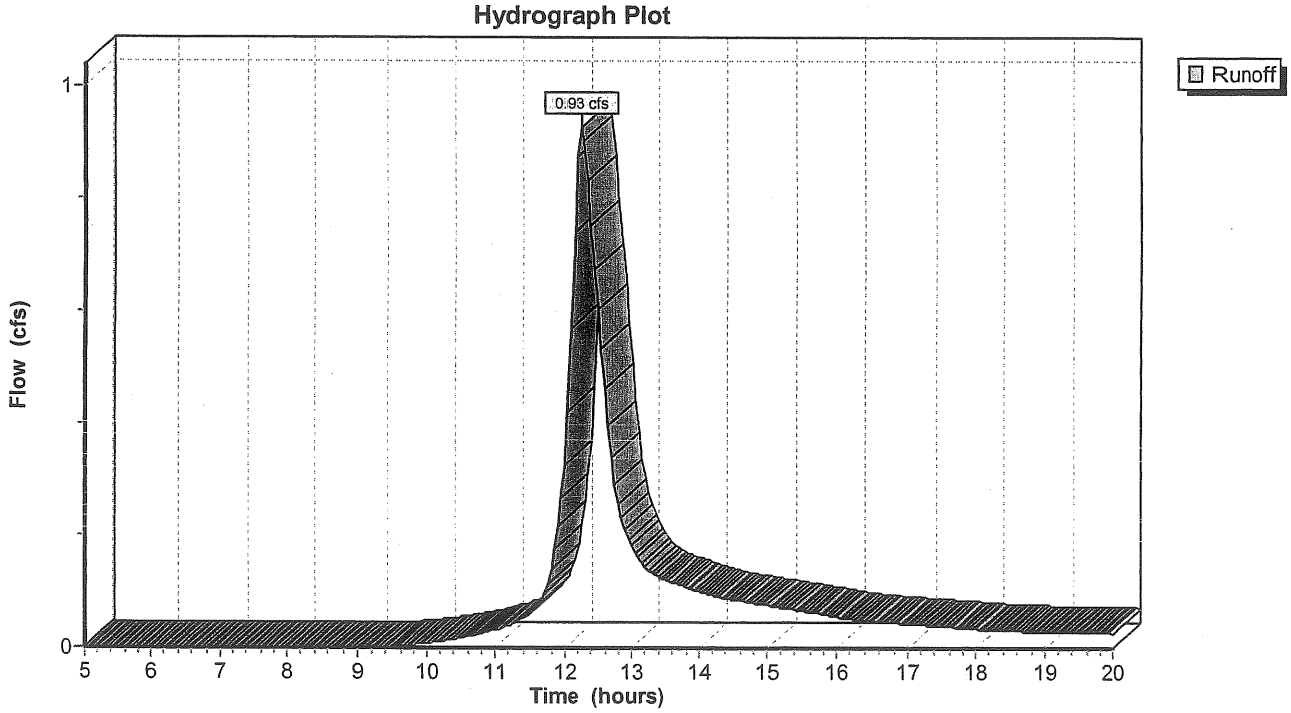
Runoff = 0.93 cfs @ 12.26 hrs, Volume= 0.088 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 697 | 91 | Gravel roads, HSG D |
| 22,685 | 73 | Brush, Good, HSG D |
| 23,382 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

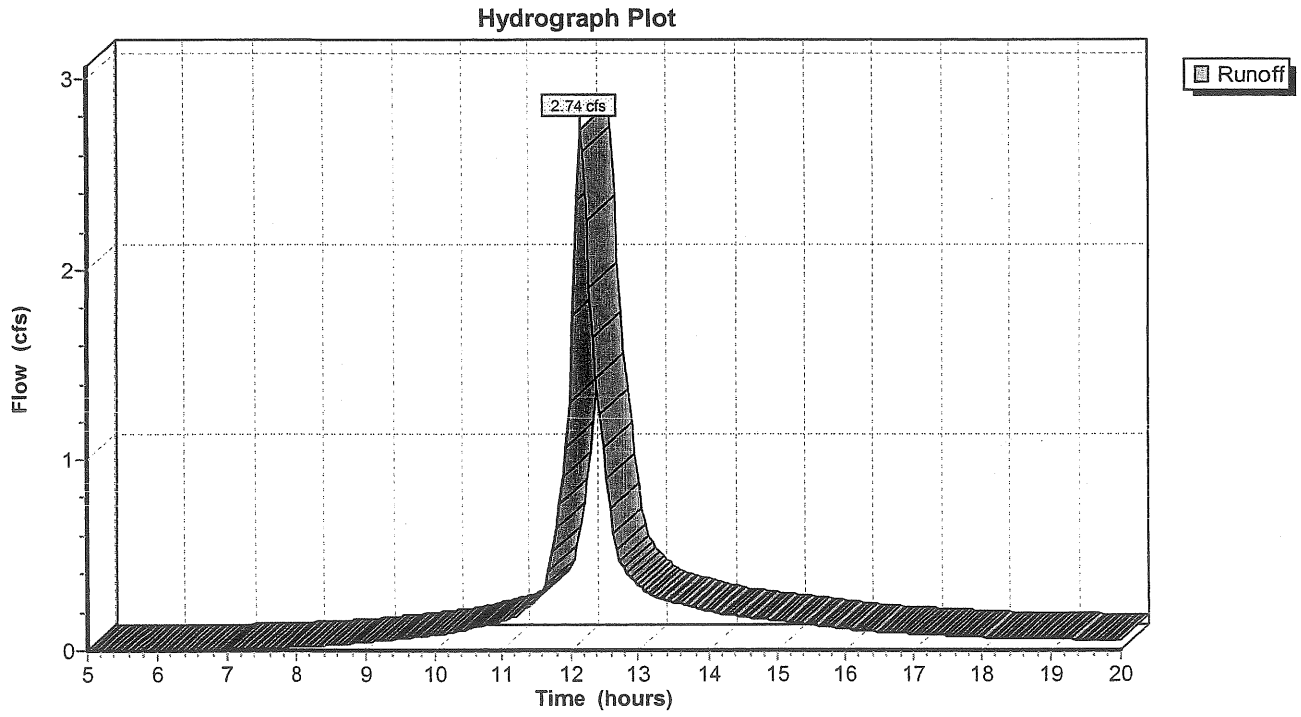
Runoff = 2.74 cfs @ 12.16 hrs, Volume= 0.224 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 3,521 | 77 | Woods, Good, HSG D |
| 9,149 | 91 | Gravel roads, HSG D |
| 27,728 | 84 | 50-75% Grass cover, Fair, HSG D |
| 40,398 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.3 | 75 | 0.0107 | 0.1 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 1.6 | 113 | 0.0290 | 1.2 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 11.9 | 188 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

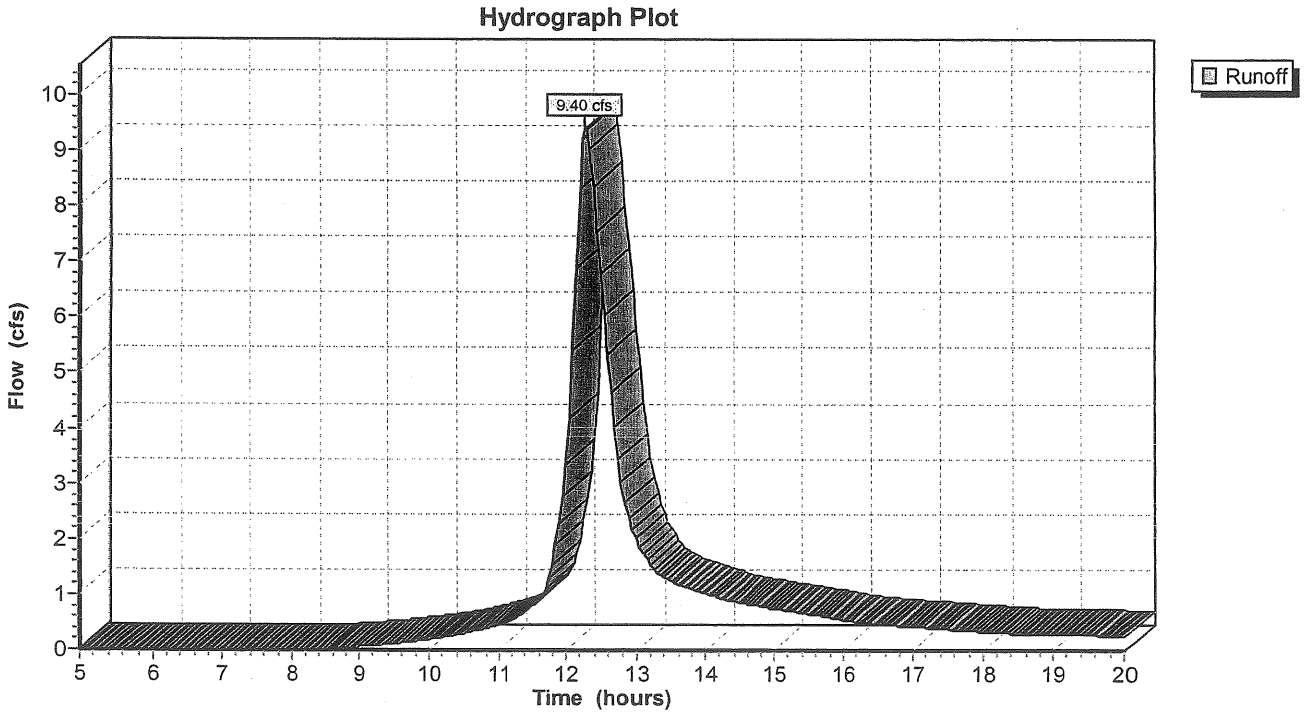
Runoff = 9.40 cfs @ 12.29 hrs, Volume= 0.939 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 149,458 | 77 | Woods, Good, HSG D |
| 58,625 | 84 | 50-75% Grass cover, Fair, HSG D |
| 208,083 | 79 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 220 | 0.0180 | 0.7 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 15.4 | 349 | 0.0057 | 0.4 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 20.9 | 569 | Total | | | |

## Subcatchment 4S: 4S



## Subcatchment 7S: 7S

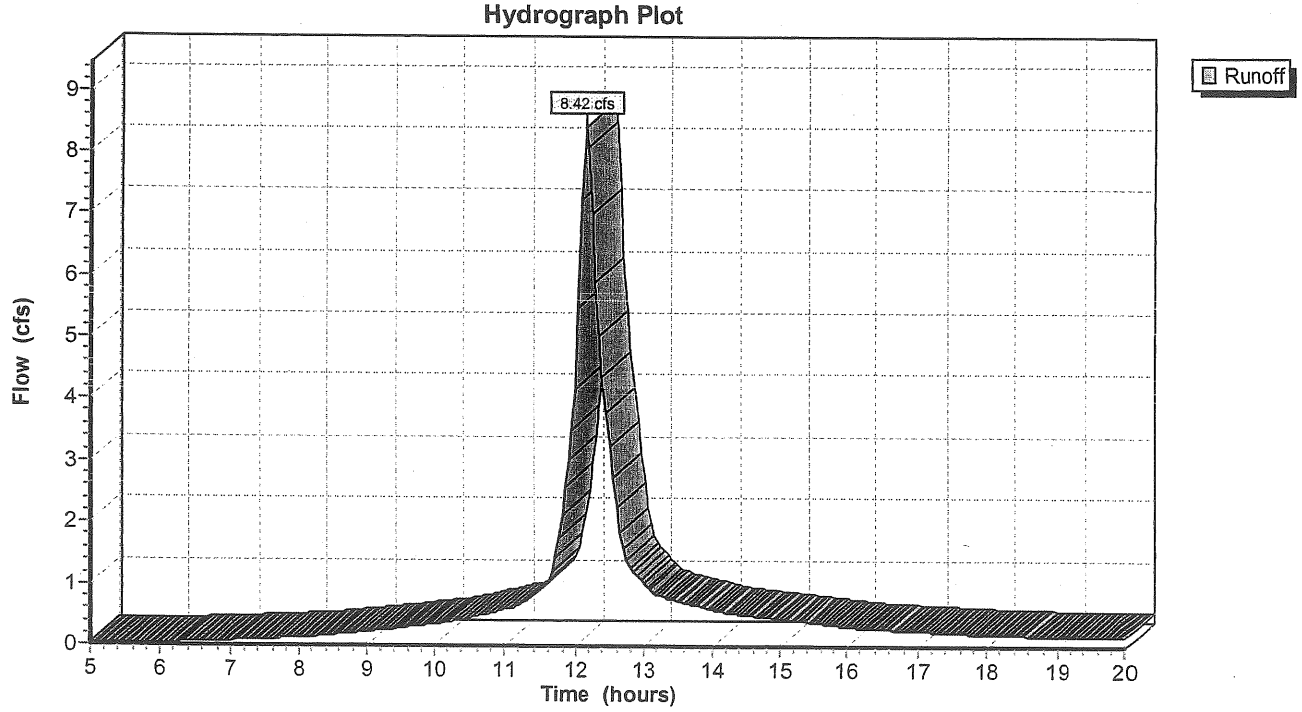
Runoff = 8.42 cfs @ 12.17 hrs, Volume= 0.723 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 19,316 | 91 | Gravel roads, HSG D |
| 43,949 | 98 | Paved parking & roofs |
| 36,367 | 84 | 50-75% Grass cover, Fair, HSG D |
| 8,817 | 80 | >75% Grass cover, Good, HSG D |
| 108,449 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

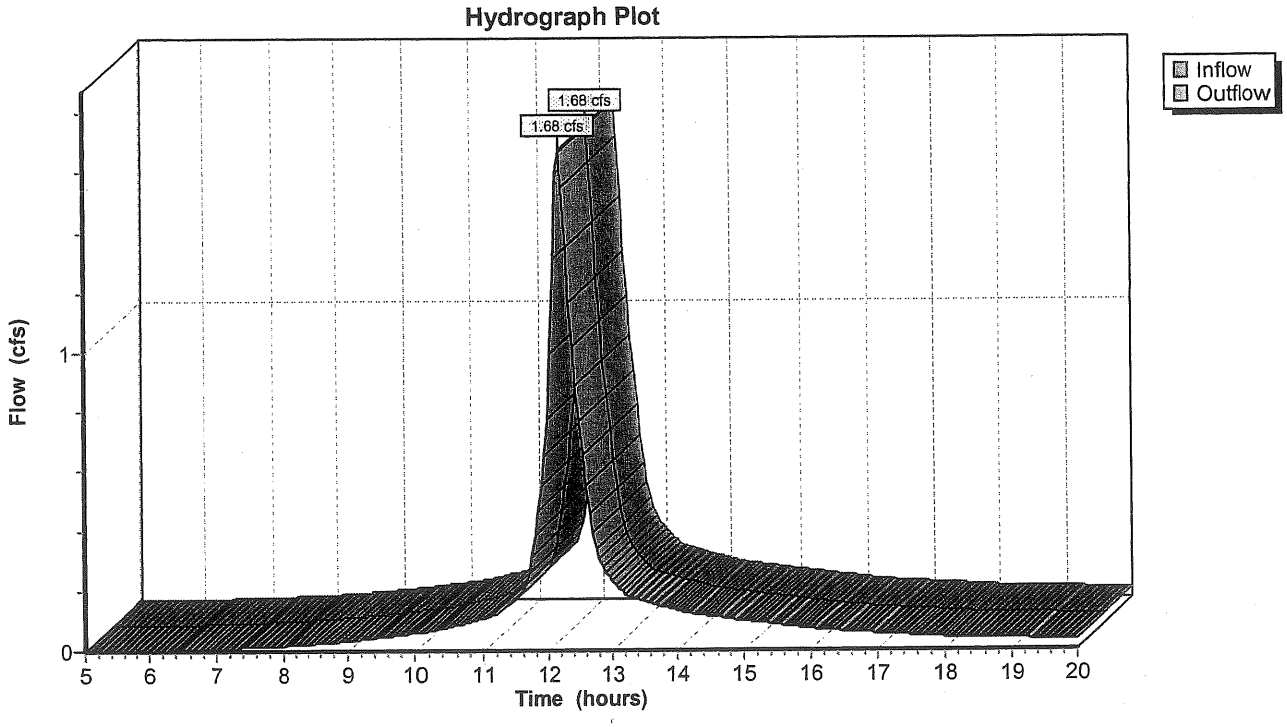


## Reach SP1: (new node)

Inflow = 1.68 cfs @ 12.19 hrs, Volume= 0.148 af
Outflow = 1.68 cfs @ 12.19 hrs, Volume= 0.148 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

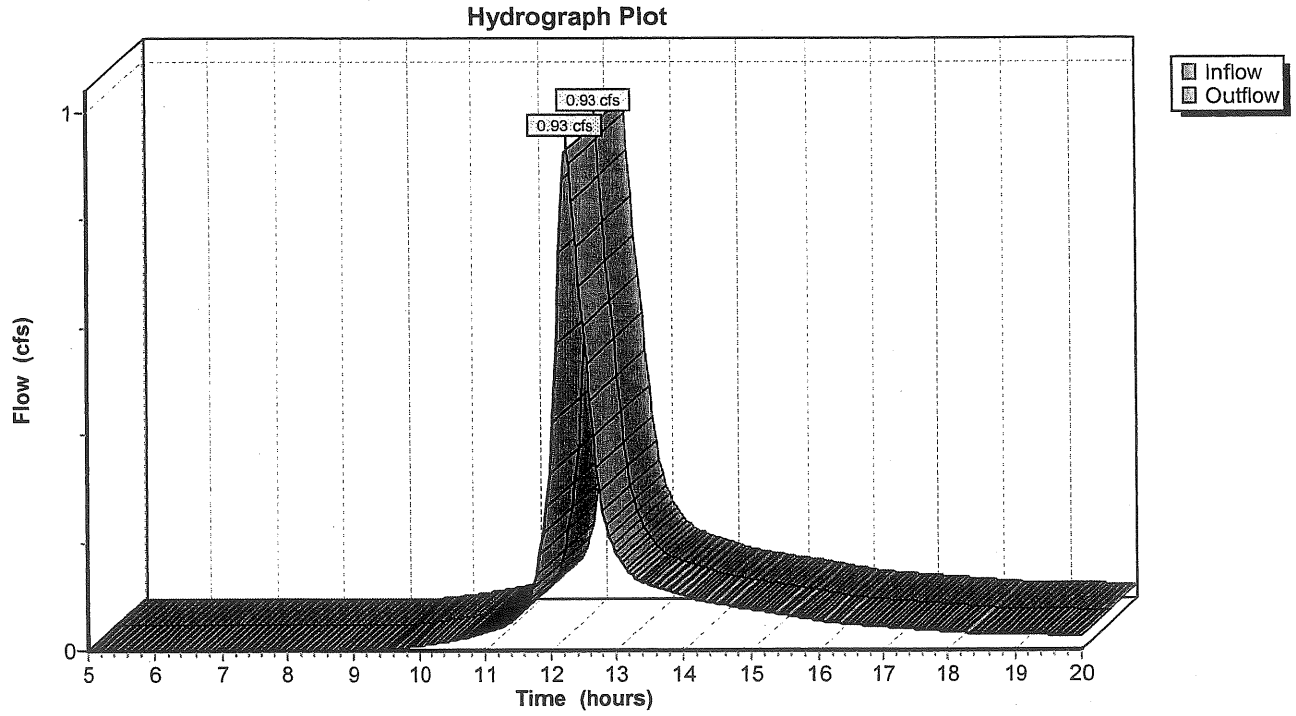


## Reach SP2: (new node)

Inflow = 0.93 cfs @ 12.26 hrs, Volume= 0.088 af
Outflow = 0.93 cfs @ 12.26 hrs, Volume= 0.088 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

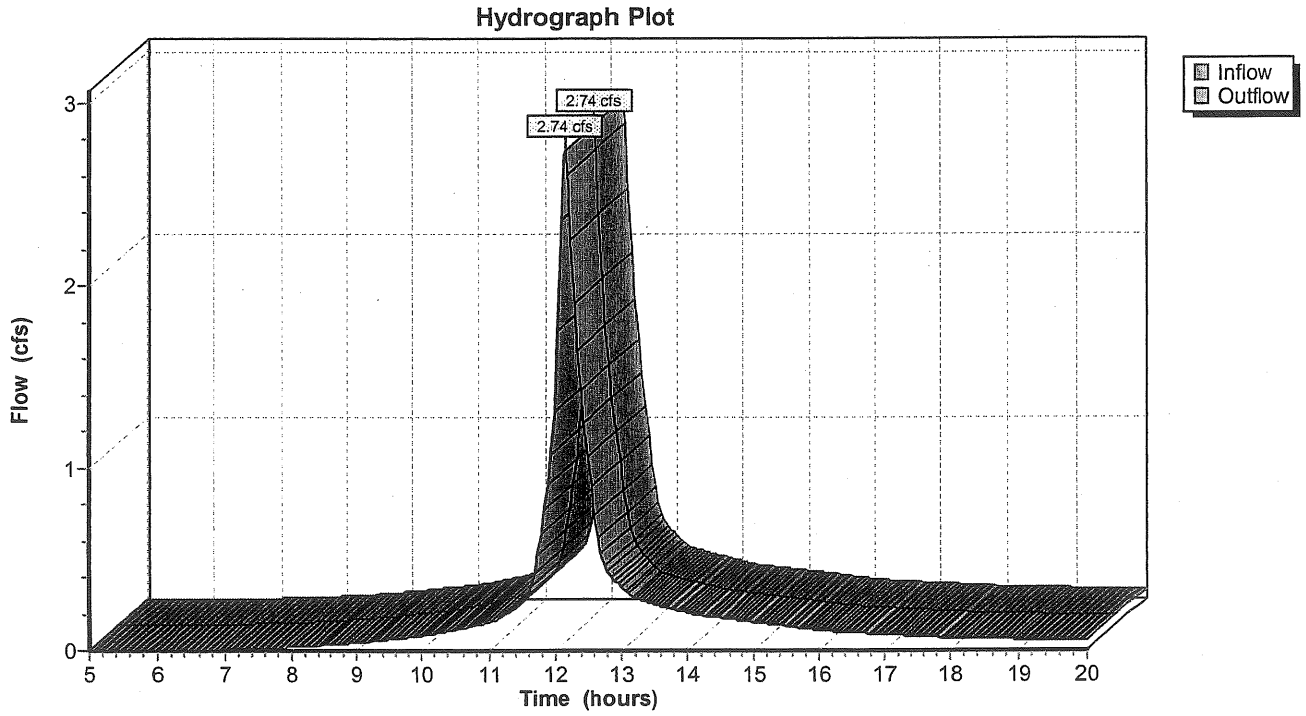


## Reach SP3: (new node)

Inflow = 2.74 cfs @ 12.16 hrs, Volume= 0.224 af
Outflow = 2.74 cfs @ 12.16 hrs, Volume= 0.224 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

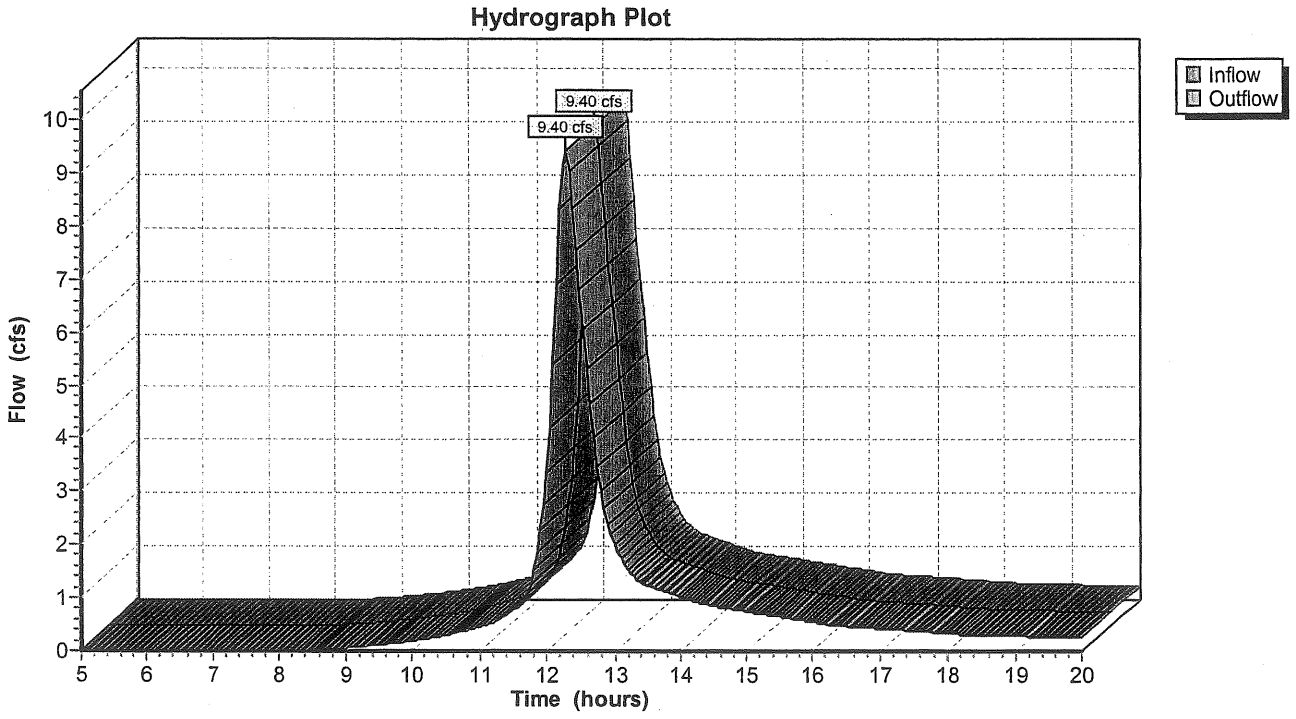


## Reach SP4: (new node)

Inflow = 9.40 cfs @ 12.29 hrs, Volume= 0.939 af
Outflow = 9.40 cfs @ 12.29 hrs, Volume= 0.939 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)



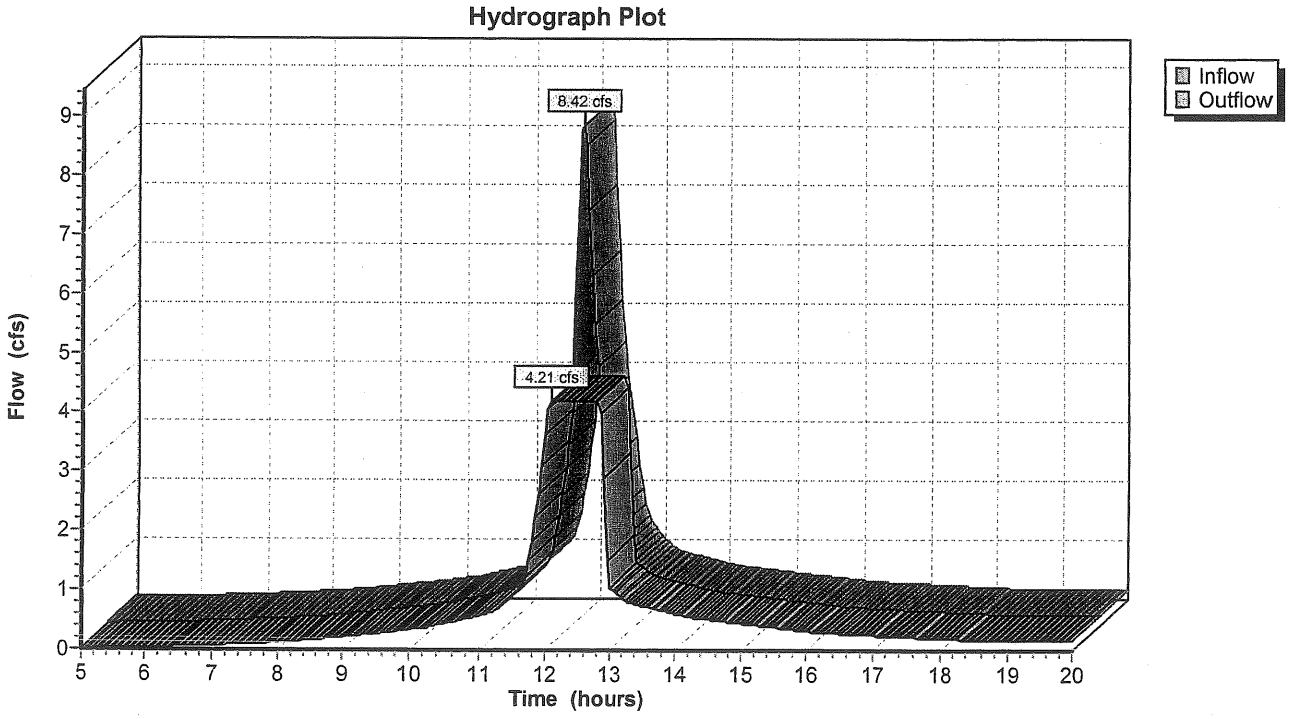
## Reach SP7: Site Stormdrain Network

Inflow = 8.42 cfs @ 12.17 hrs, Volume= 0.723 af
Outflow = 4.21 cfs @ 12.10 hrs, Volume= 0.722 af, Atten= 50%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 3.1 fps, Avg. Travel Time= 2.7 min

Peak Depth= 1.00'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=14.2 min CN=87 Area=25,018 sf Runoff= 2.05 cfs 0.182 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=74 Area=23,382 sf Runoff= 1.22 cfs 0.115 af

**Subcatchment 3S: 3S**
Tc=11.9 min CN=85 Area=40,398 sf Runoff= 3.37 cfs 0.278 af

**Subcatchment 4S: 4S**
Tc=20.9 min CN=79 Area=208,083 sf Runoff= 11.96 cfs 1.199 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=108,449 sf Runoff= 10.09 cfs 0.875 af

**Reach SP1: (new node)**
Inflow= 2.05 cfs 0.182 af
Outflow= 2.05 cfs 0.182 af

**Reach SP2: (new node)**
Inflow= 1.22 cfs 0.115 af
Outflow= 1.22 cfs 0.115 af

**Reach SP3: (new node)**
Inflow= 3.37 cfs 0.278 af
Outflow= 3.37 cfs 0.278 af

**Reach SP4: (new node)**
Inflow= 11.96 cfs 1.199 af
Outflow= 11.96 cfs 1.199 af

**Reach SP7: Site Stormdrain Network**
Inflow= 10.09 cfs 0.875 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.21 cfs 0.874 af

**Runoff Area = 9.305 ac Volume = 2.649 af Average Depth = 3.42"**

## Subcatchment 1S: 1S

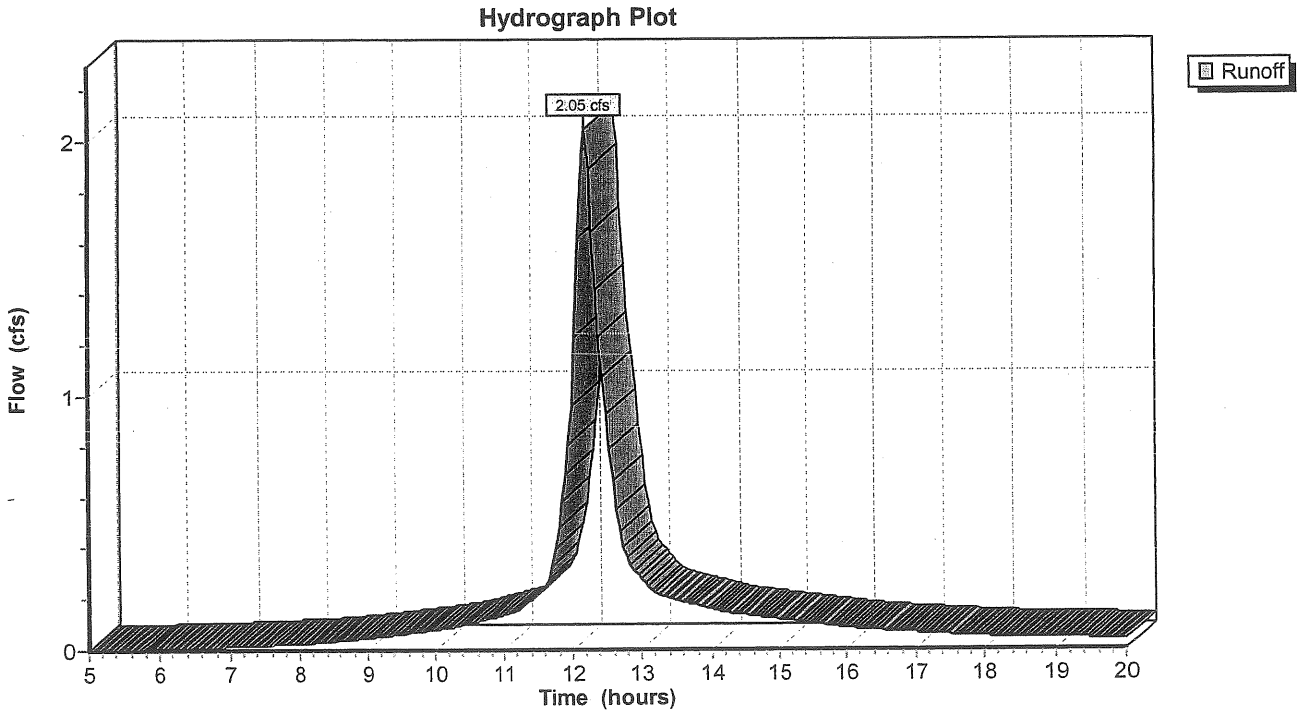
Runoff = 2.05 cfs @ 12.19 hrs, Volume= 0.182 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 4,181 | 98 | Paved parking & roofs |
| 8,265 | 91 | Gravel roads, HSG D |
| 12,572 | 80 | >75% Grass cover, Good, HSG D |
| 25,018 | 87 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.9 | 134 | 0.0240 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 1.6 | 188 | 0.0150 | 2.0 | | **Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps |
| 0.7 | 110 | 0.0160 | 2.6 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 14.2 | 432 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

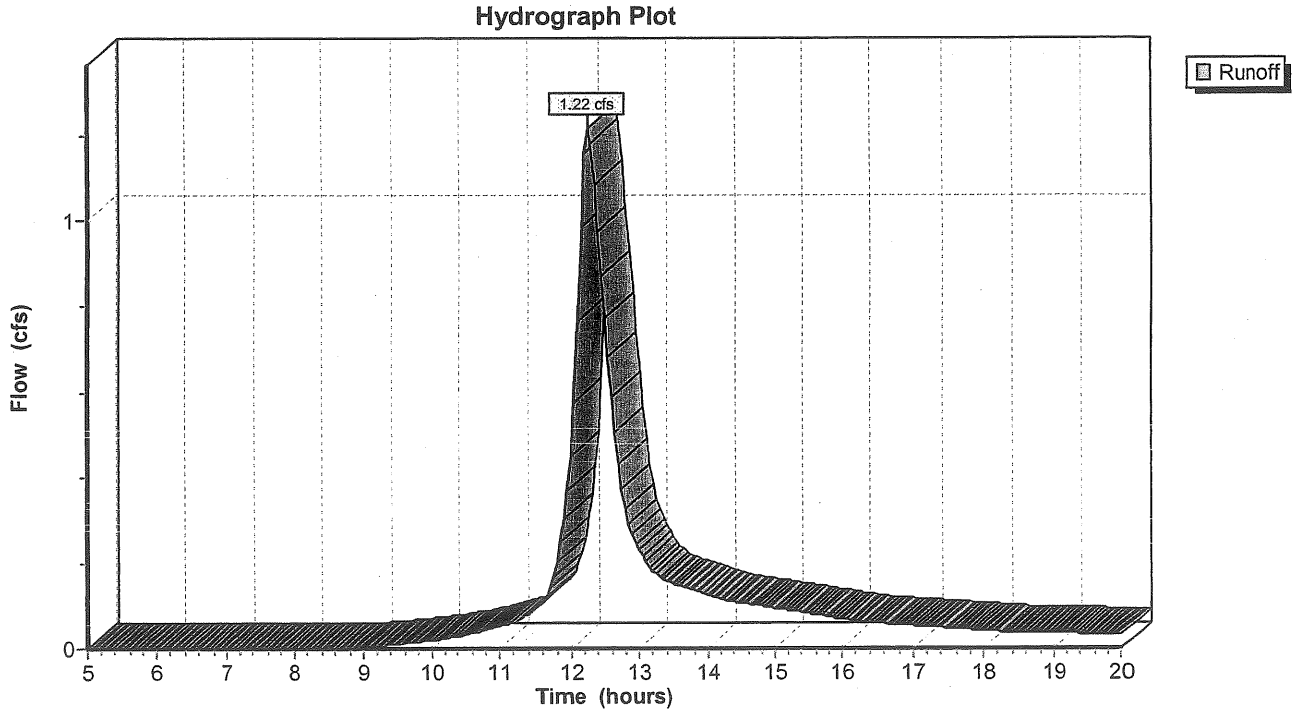
Runoff = 1.22 cfs @ 12.26 hrs, Volume= 0.115 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 697 | 91 | Gravel roads, HSG D |
| 22,685 | 73 | Brush, Good, HSG D |
| 23,382 | 74 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

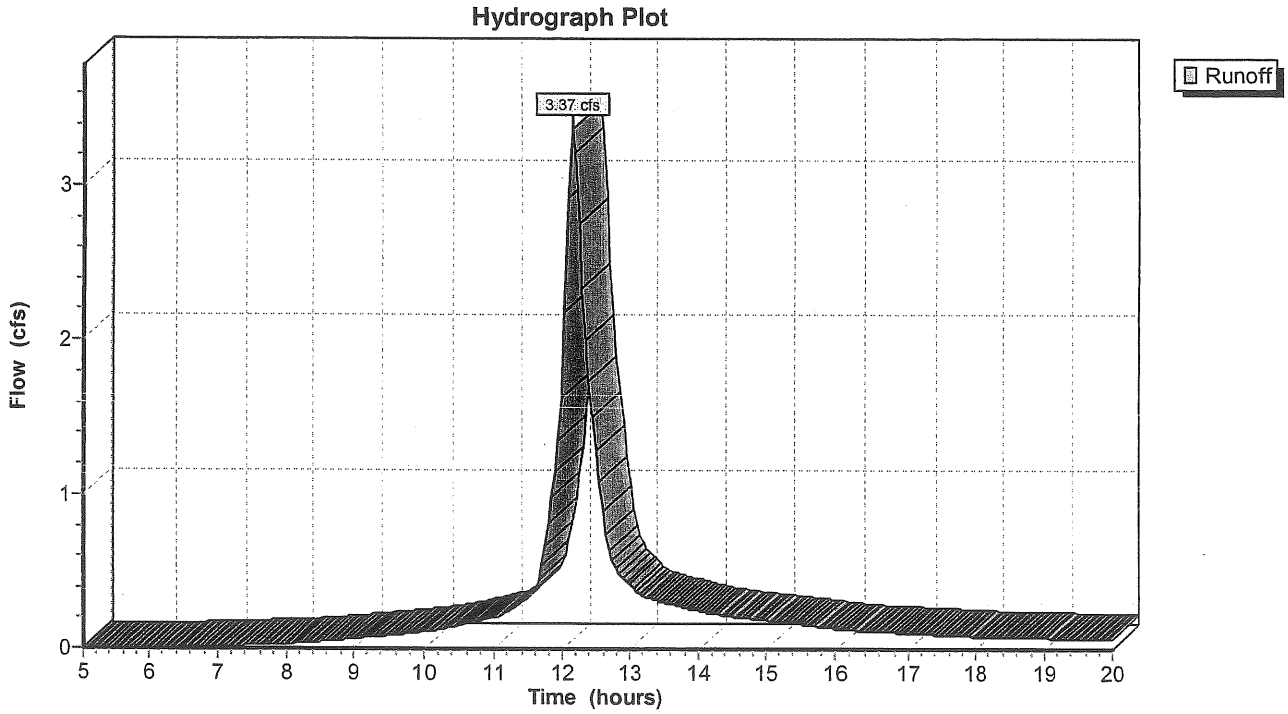
Runoff = 3.37 cfs @ 12.16 hrs, Volume= 0.278 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 3,521 | 77 | Woods, Good, HSG D |
| 9,149 | 91 | Gravel roads, HSG D |
| 27,728 | 84 | 50-75% Grass cover, Fair, HSG D |
| 40,398 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.3 | 75 | 0.0107 | 0.1 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 1.6 | 113 | 0.0290 | 1.2 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 11.9 | 188 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

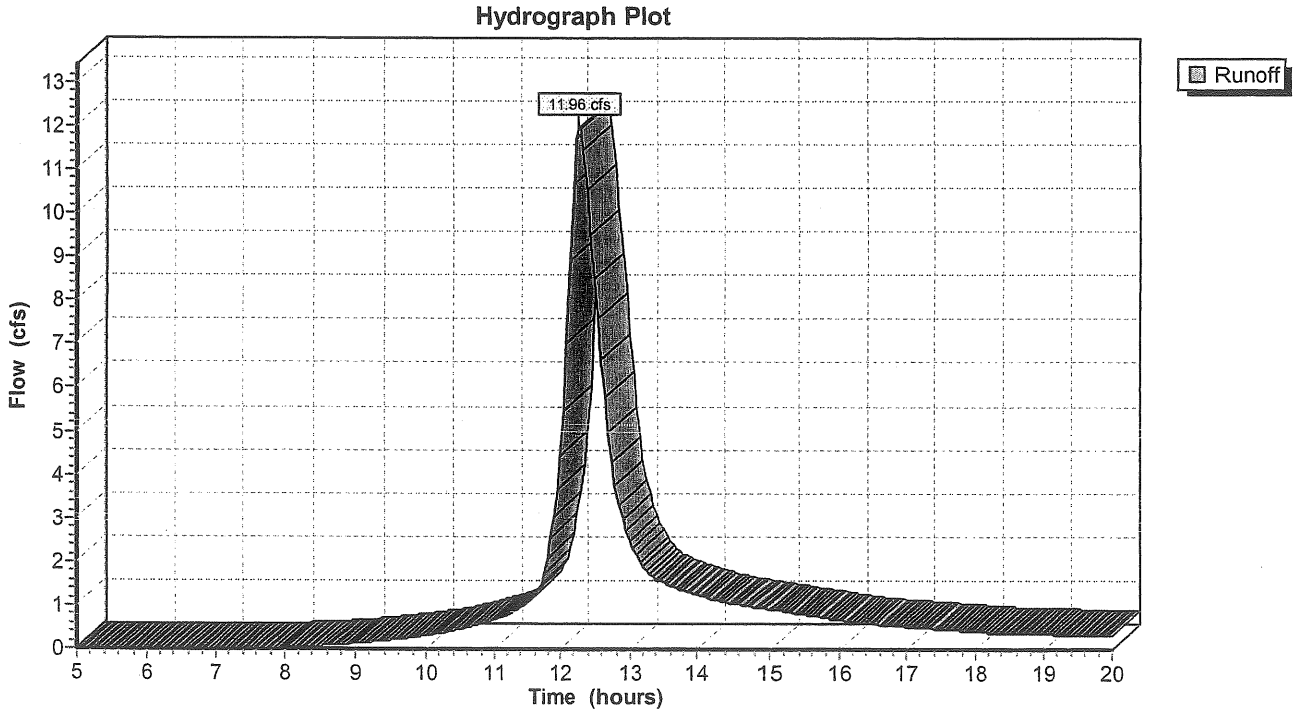
Runoff = 11.96 cfs @ 12.29 hrs, Volume= 1.199 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 149,458 | 77 | Woods, Good, HSG D |
| 58,625 | 84 | 50-75% Grass cover, Fair, HSG D |
| 208,083 | 79 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.5 | 220 | 0.0180 | 0.7 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 15.4 | 349 | 0.0057 | 0.4 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 20.9 | 569 | Total | | | |

## Subcatchment 4S: 4S



## Subcatchment 7S: 7S

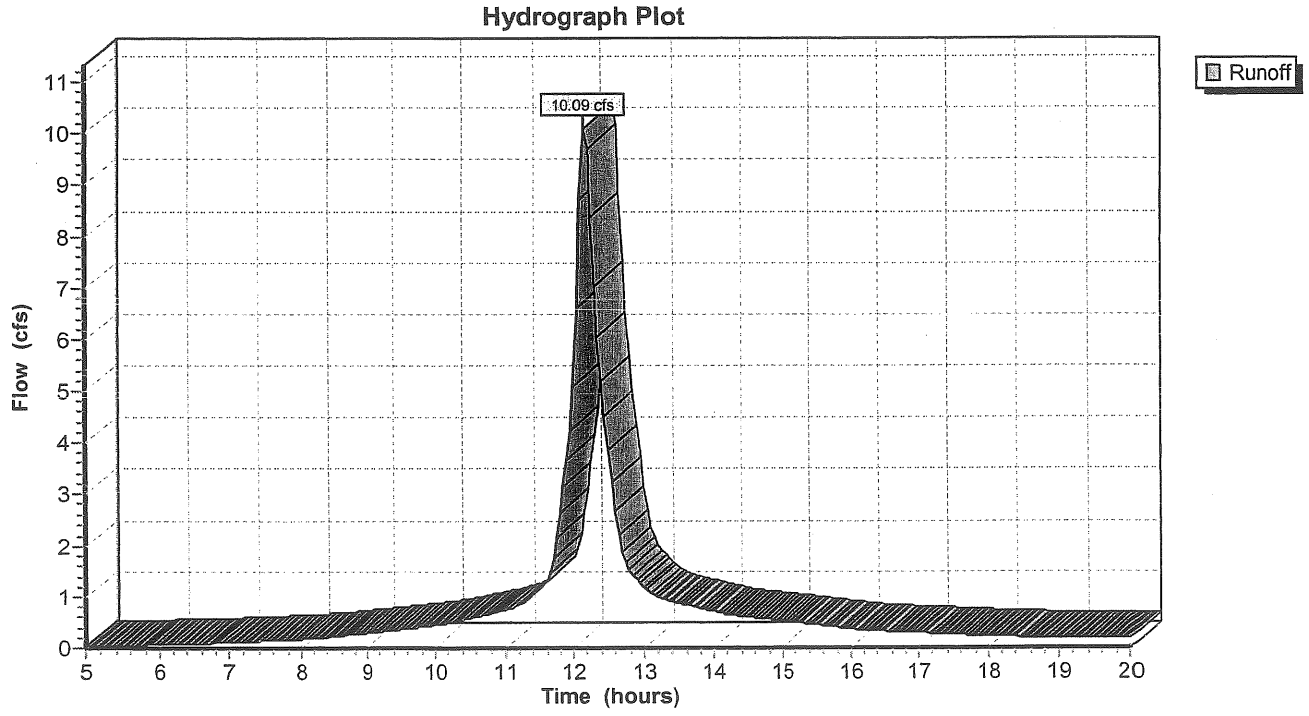
Runoff = 10.09 cfs @ 12.17 hrs, Volume= 0.875 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 19,316 | 91 | Gravel roads, HSG D |
| 43,949 | 98 | Paved parking & roofs |
| 36,367 | 84 | 50-75% Grass cover, Fair, HSG D |
| 8,817 | 80 | >75% Grass cover, Good, HSG D |
| 108,449 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

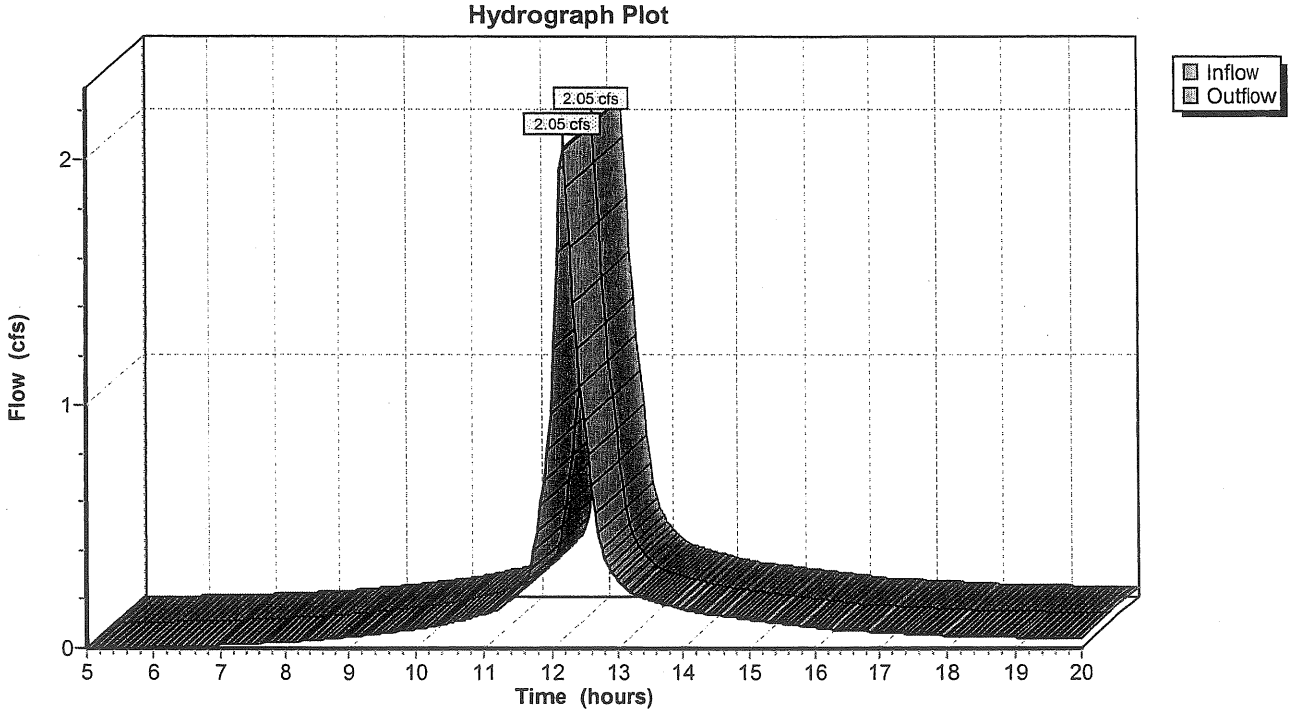


## Reach SP1: (new node)

Inflow = 2.05 cfs @ 12.19 hrs, Volume= 0.182 af
Outflow = 2.05 cfs @ 12.19 hrs, Volume= 0.182 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

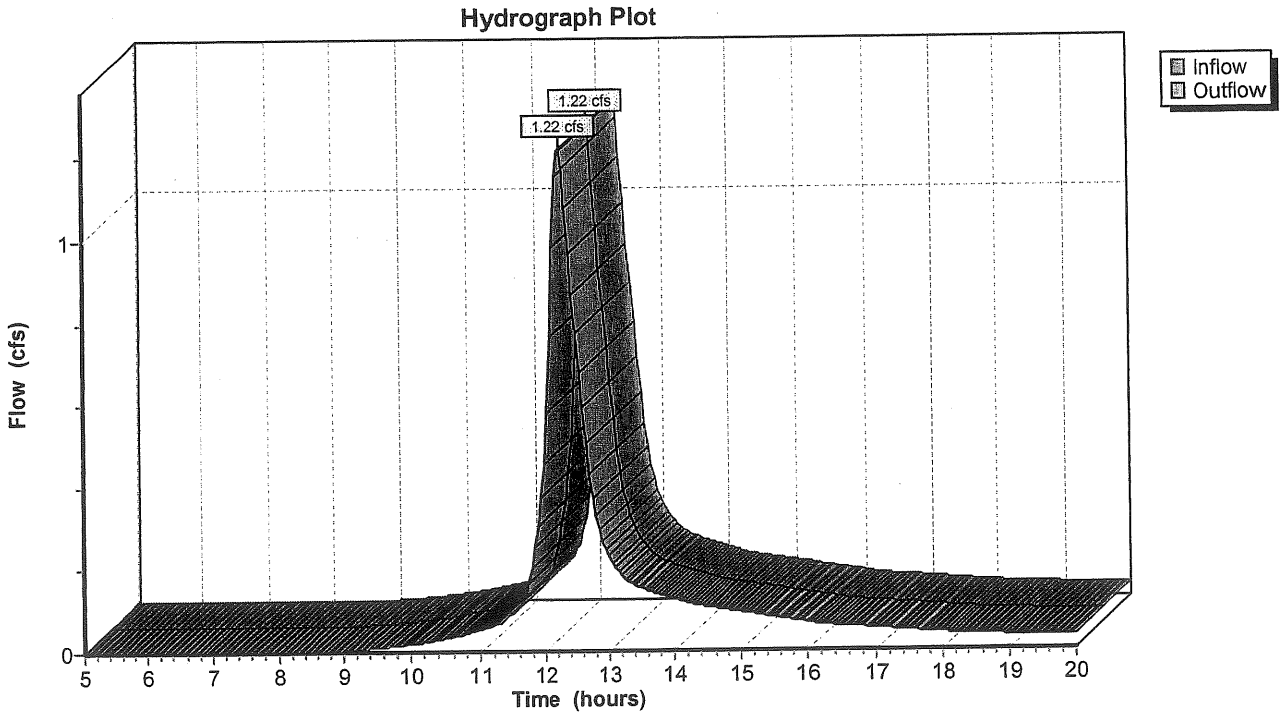


## Reach SP2: (new node)

Inflow = 1.22 cfs @ 12.26 hrs, Volume= 0.115 af
Outflow = 1.22 cfs @ 12.26 hrs, Volume= 0.115 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

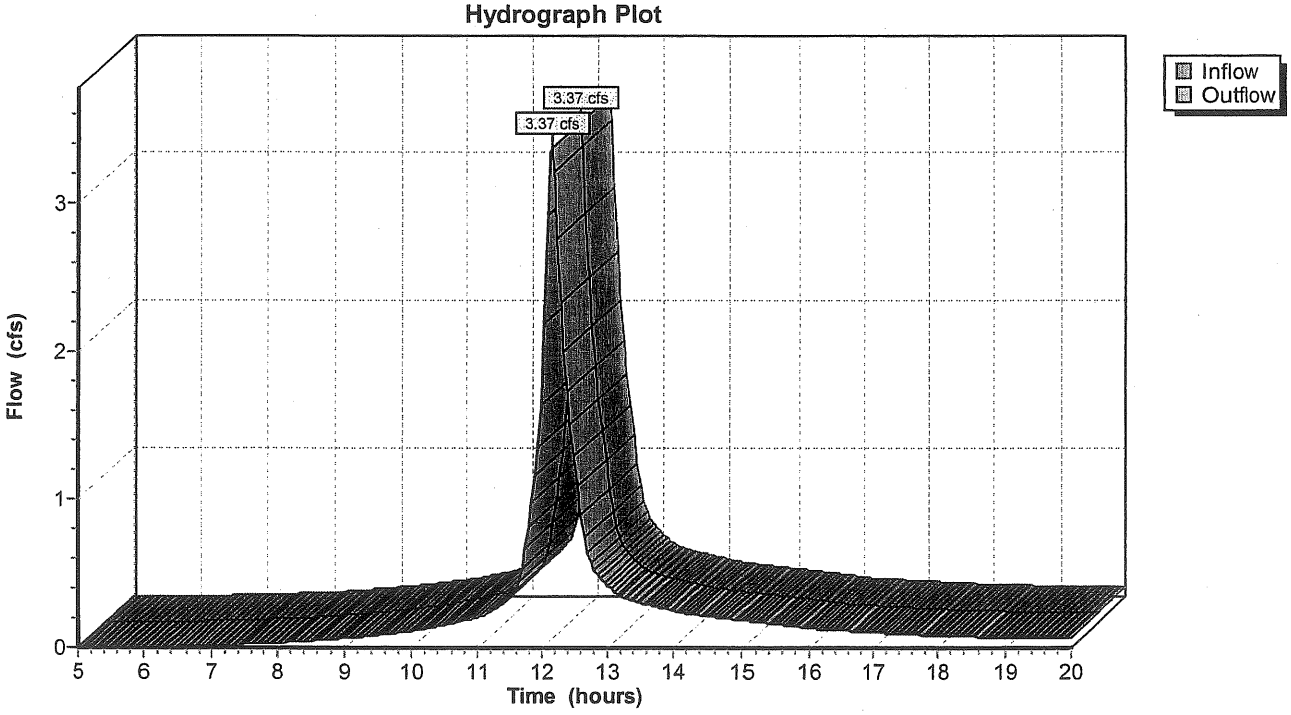


## Reach SP3: (new node)

Inflow = 3.37 cfs @ 12.16 hrs, Volume= 0.278 af
Outflow = 3.37 cfs @ 12.16 hrs, Volume= 0.278 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

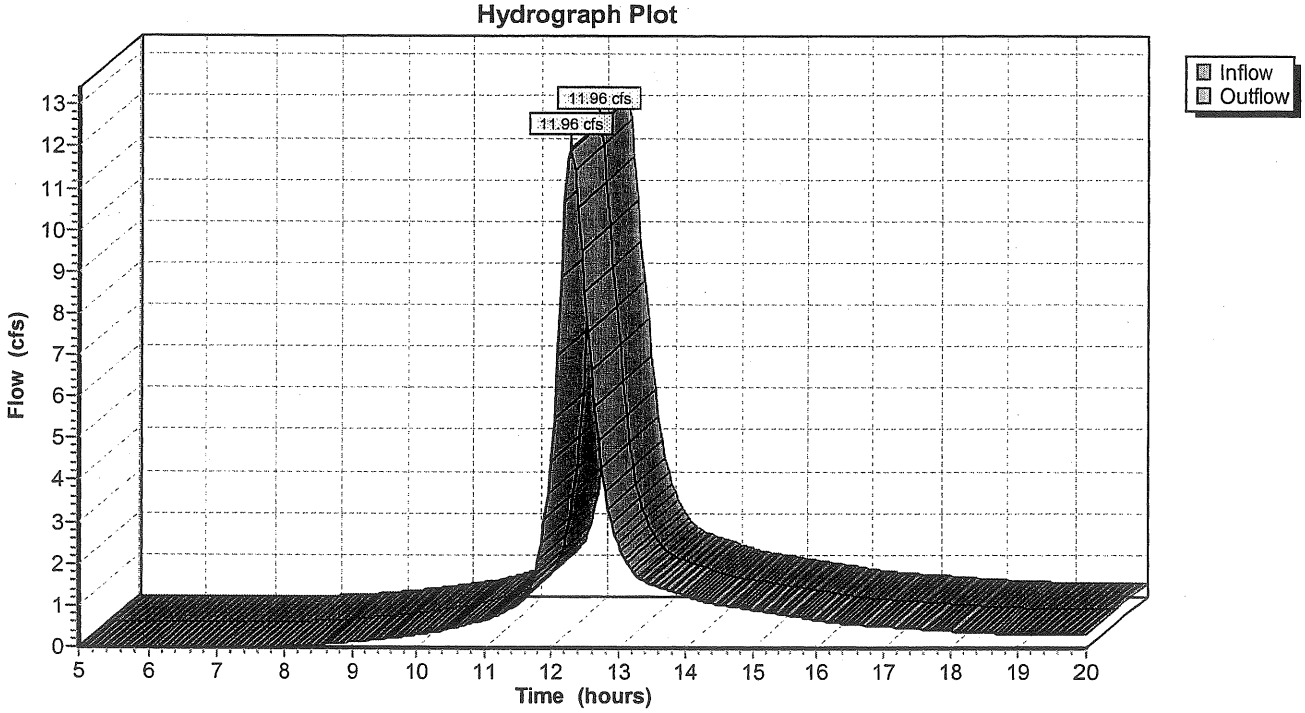


## Reach SP4: (new node)

Inflow = 11.96 cfs @ 12.29 hrs, Volume= 1.199 af
Outflow = 11.96 cfs @ 12.29 hrs, Volume= 1.199 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)



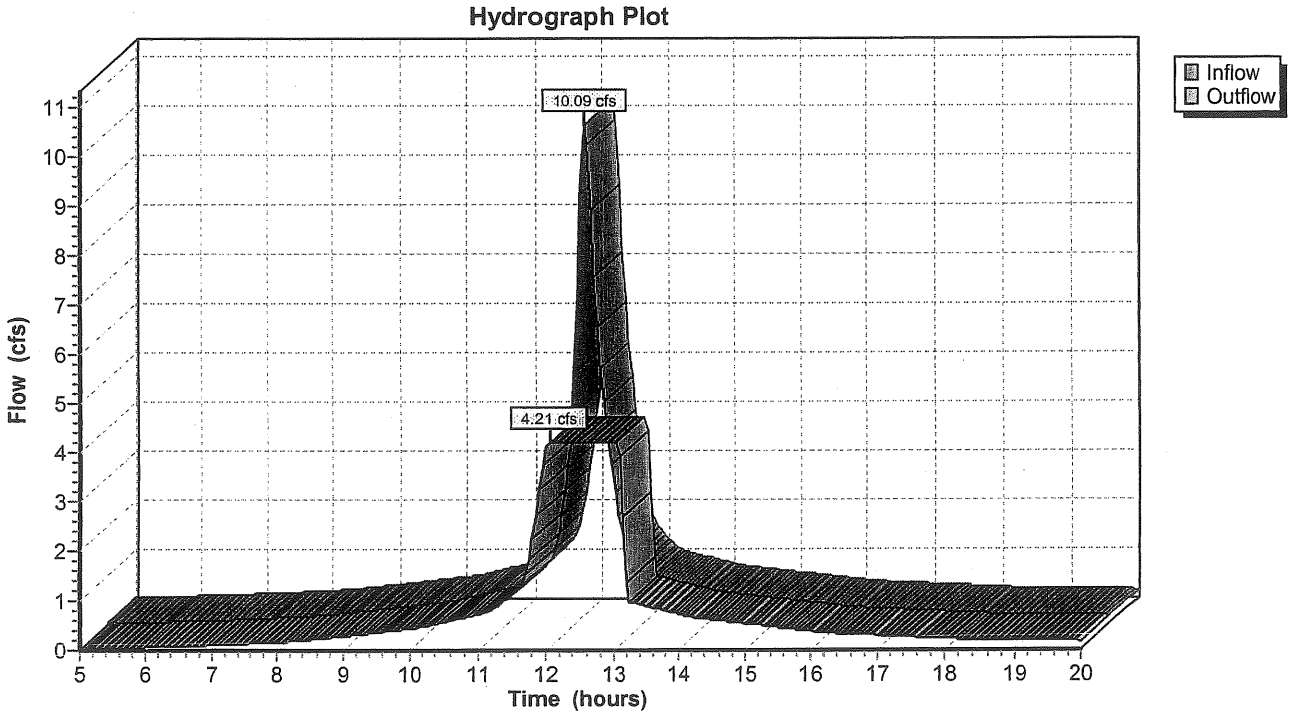
## Reach SP7: Site Stormdrain Network

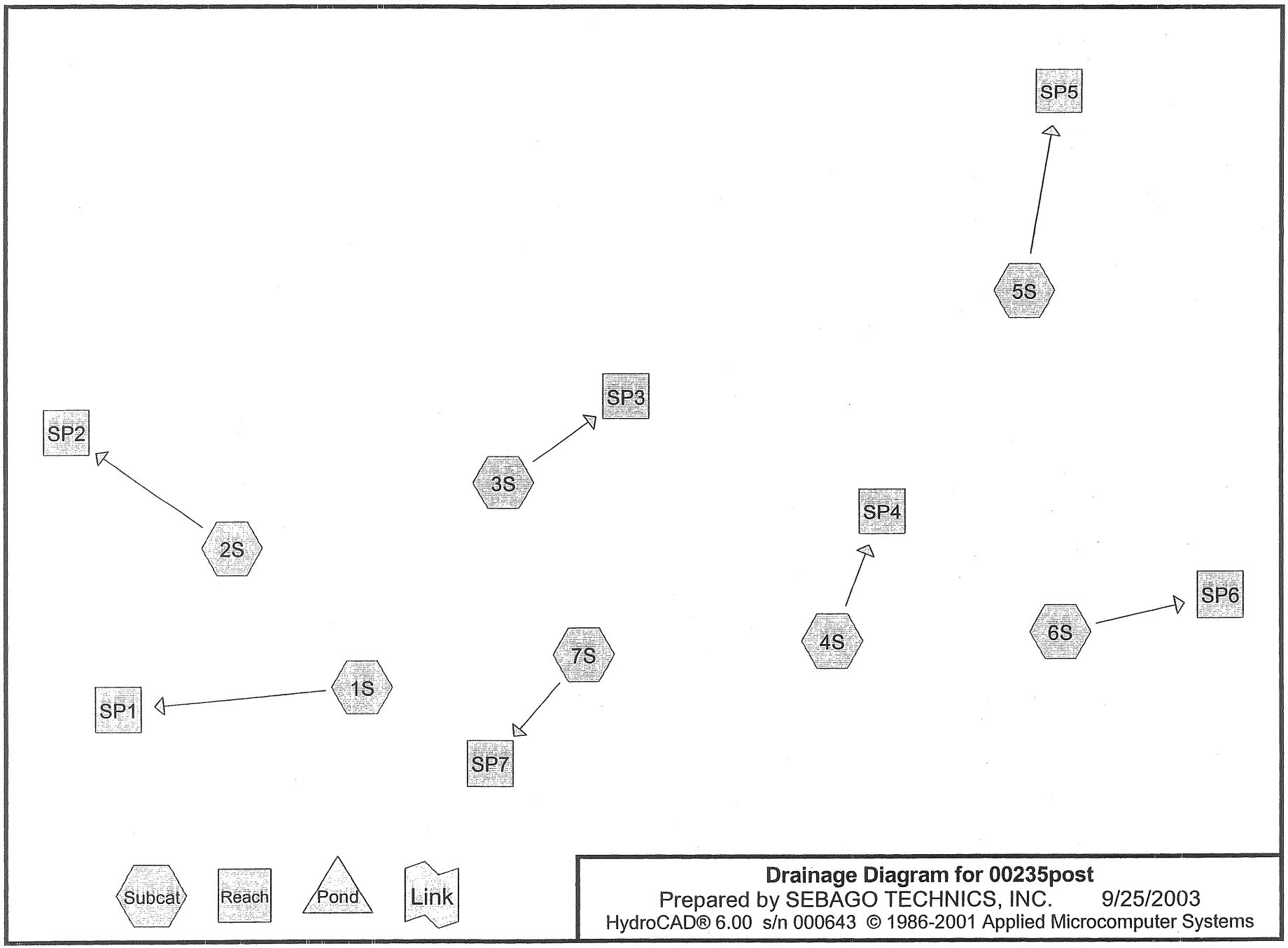
Inflow = 10.09 cfs @ 12.17 hrs, Volume= 0.875 af
Outflow = 4.21 cfs @ 12.05 hrs, Volume= 0.874 af, Atten= 58%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 3.3 fps, Avg. Travel Time= 2.5 min

Peak Depth= 1.00'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network






**Drainage Diagram for 00235post**

Prepared by SEBAGO TECHNICS, INC. 9/25/2003

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=11.1 min CN=85 Area=23,297 sf Runoff= 0.83 cfs 0.066 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=73 Area=23,382 sf Runoff= 0.34 cfs 0.035 af

**Subcatchment 3S: 3S**
Tc=35.2 min CN=83 Area=29,910 sf Runoff= 0.61 cfs 0.076 af

**Subcatchment 4S: 4S**
Tc=21.9 min CN=81 Area=234,044 sf Runoff= 5.28 cfs 0.540 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=93,918 sf Runoff= 4.19 cfs 0.350 af

**Reach SP1: (new node)**
Inflow= 0.83 cfs 0.066 af
Outflow= 0.83 cfs 0.066 af

**Reach SP2: (new node)**
Inflow= 0.34 cfs 0.035 af
Outflow= 0.34 cfs 0.035 af

**Reach SP3: (new node)**
Inflow= 0.61 cfs 0.076 af
Outflow= 0.61 cfs 0.076 af

**Reach SP4: (new node)**
Inflow= 5.28 cfs 0.540 af
Outflow= 5.28 cfs 0.540 af

**Reach SP7: Site Stormdrain Network**
Inflow= 4.19 cfs 0.350 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.05 cfs 0.349 af

**Runoff Area = 9.287 ac Volume = 1.066 af Average Depth = 1.38"**

## Subcatchment 1S: 1S

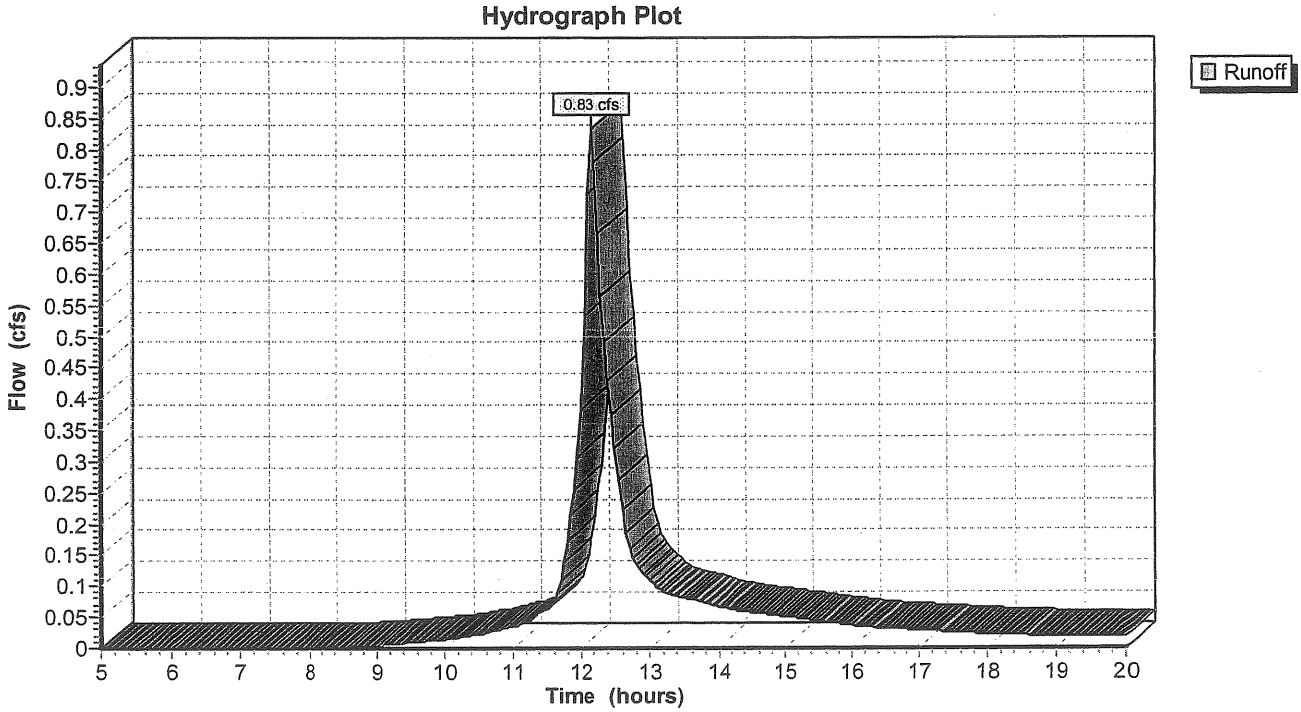
Runoff = 0.83 cfs @ 12.16 hrs, Volume= 0.066 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 3,833 | 98 | Paved parking & roofs |
| 3,675 | 91 | Gravel roads, HSG D |
| 15,789 | 80 | >75% Grass cover, Good, HSG D |
| 23,297 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.7 | 72 | 0.0290 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 3.7 | 214 | 0.0190 | 1.0 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 0.7 | 90 | 0.0120 | 2.2 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.1 | 376 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

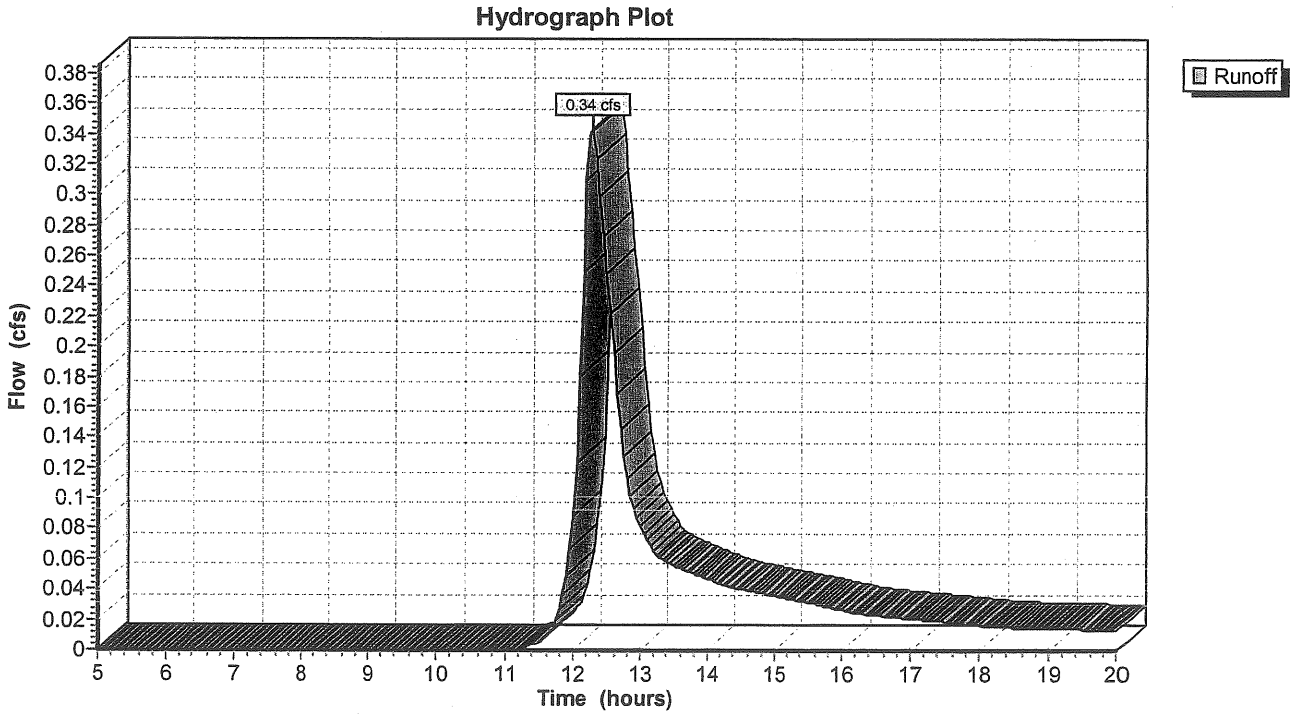
Runoff = 0.34 cfs @ 12.28 hrs, Volume= 0.035 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 23,382 | 73 | Brush, Good, HSG D |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

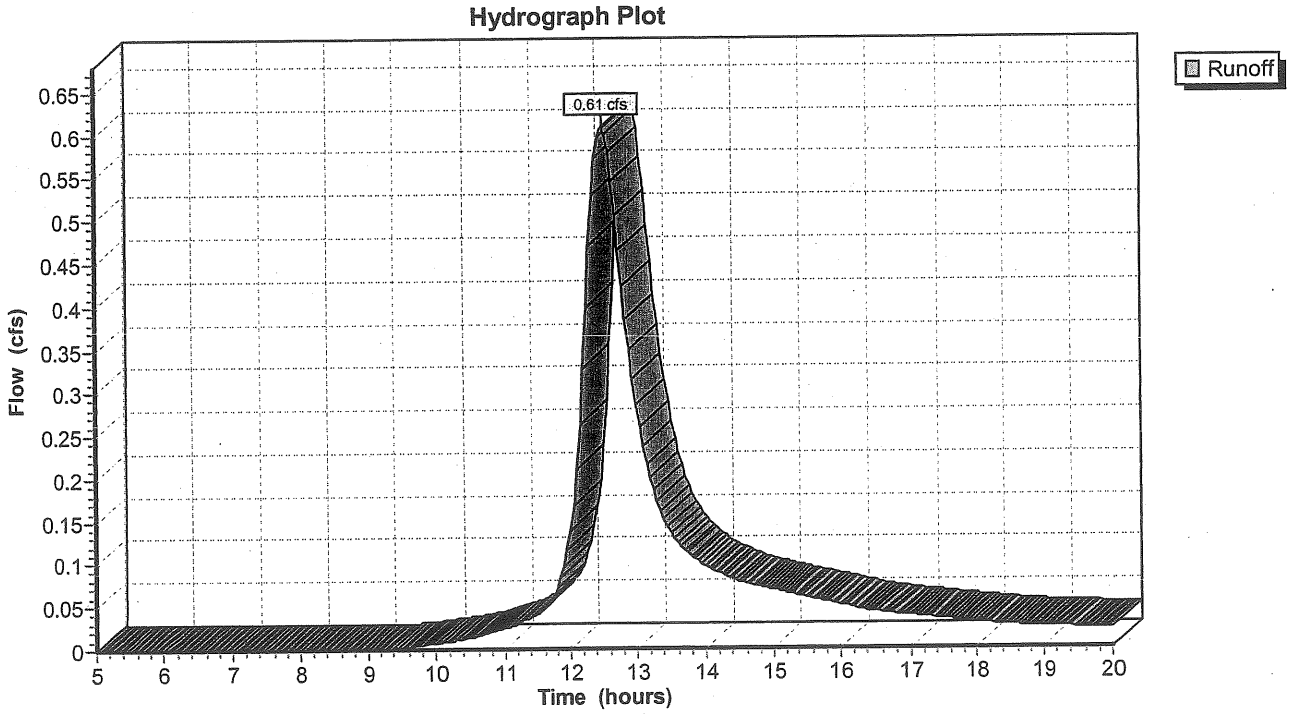
Runoff = 0.61 cfs @ 12.50 hrs, Volume= 0.076 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 7,669 | 98 | Paved parking & roofs |
| 11,509 | 80 | >75% Grass cover, Good, HSG D |
| 3,662 | 77 | Woods, Good, HSG D |
| 7,070 | 73 | Brush, Good, HSG D |
| 29,910 | 83 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 19.3 | 150 | 0.0230 | 0.1 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.00" |
| 15.9 | 141 | 0.0035 | 0.1 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 35.2 | 291 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

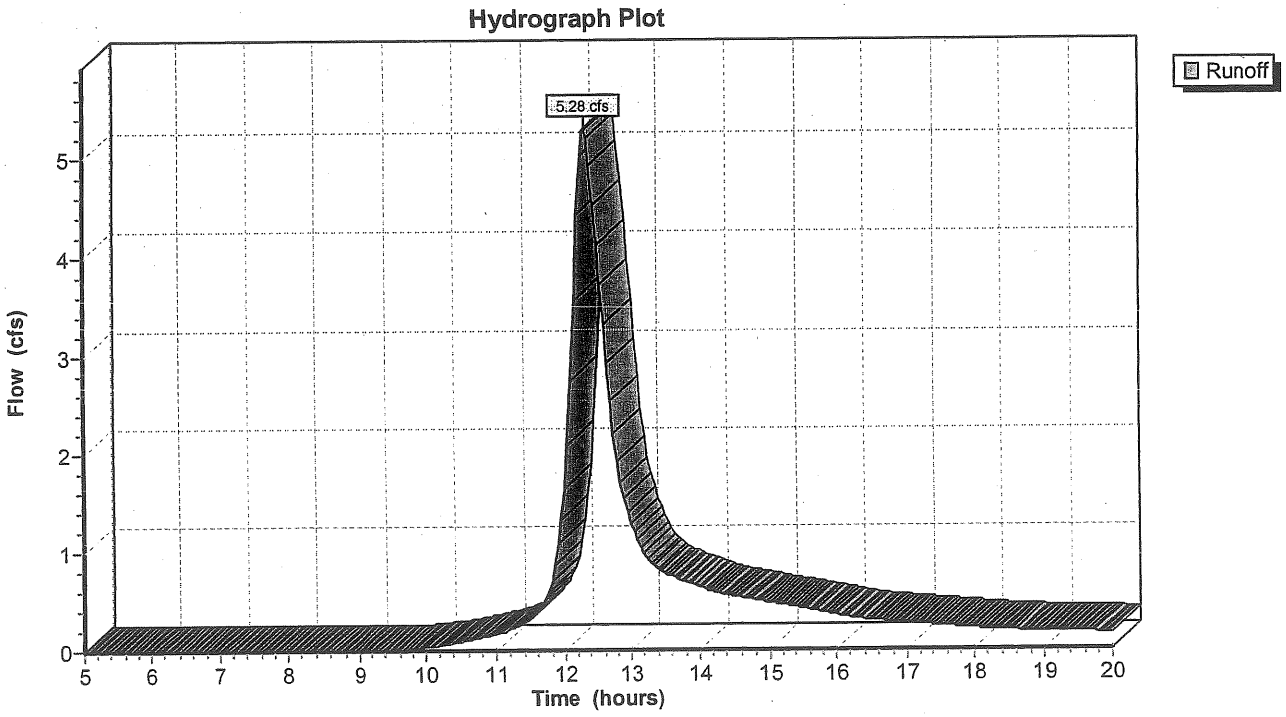
Runoff = 5.28 cfs @ 12.32 hrs, Volume= 0.540 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 61,335 | 84 | 50-75% Grass cover, Fair, HSG D |
| 149,814 | 77 | Woods, Good, HSG D |
| 20,259 | 98 | Paved parking & roofs |
| 2,636 | 91 | Gravel roads, HSG D |
| 234,044 | 81 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 135 | 0.0370 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 4.8 | 291 | 0.0045 | 1.0 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 7.0 | 215 | 0.0105 | 0.5 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 21.9 | 641 | Total | | | |

## Subcatchment 4S: 4S



## Subcatchment 7S: 7S

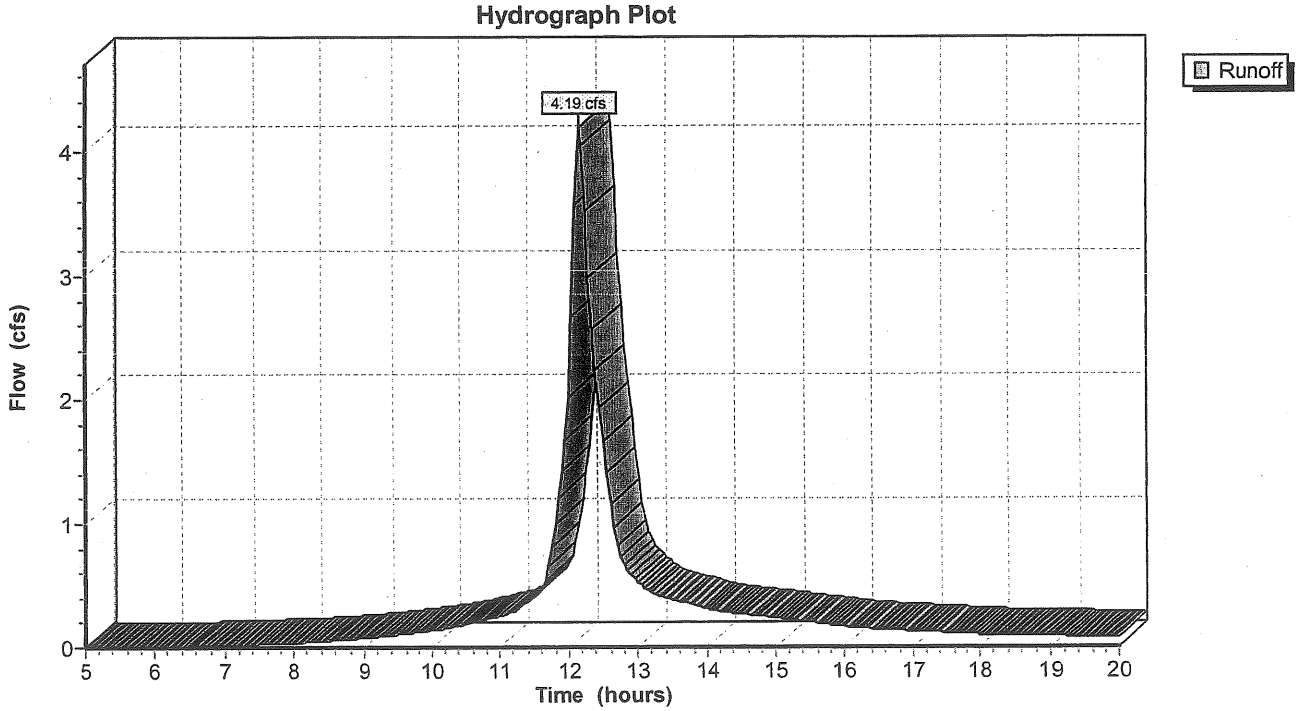
Runoff = 4.19 cfs @ 12.17 hrs, Volume= 0.350 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 47,117 | 98 | Paved parking & roofs |
| 7,477 | 91 | Gravel roads, HSG D |
| 6,963 | 77 | Woods, Good, HSG D |
| 26,146 | 84 | 50-75% Grass cover, Fair, HSG D |
| 6,215 | 80 | >75% Grass cover, Good, HSG D |
| 93,918 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

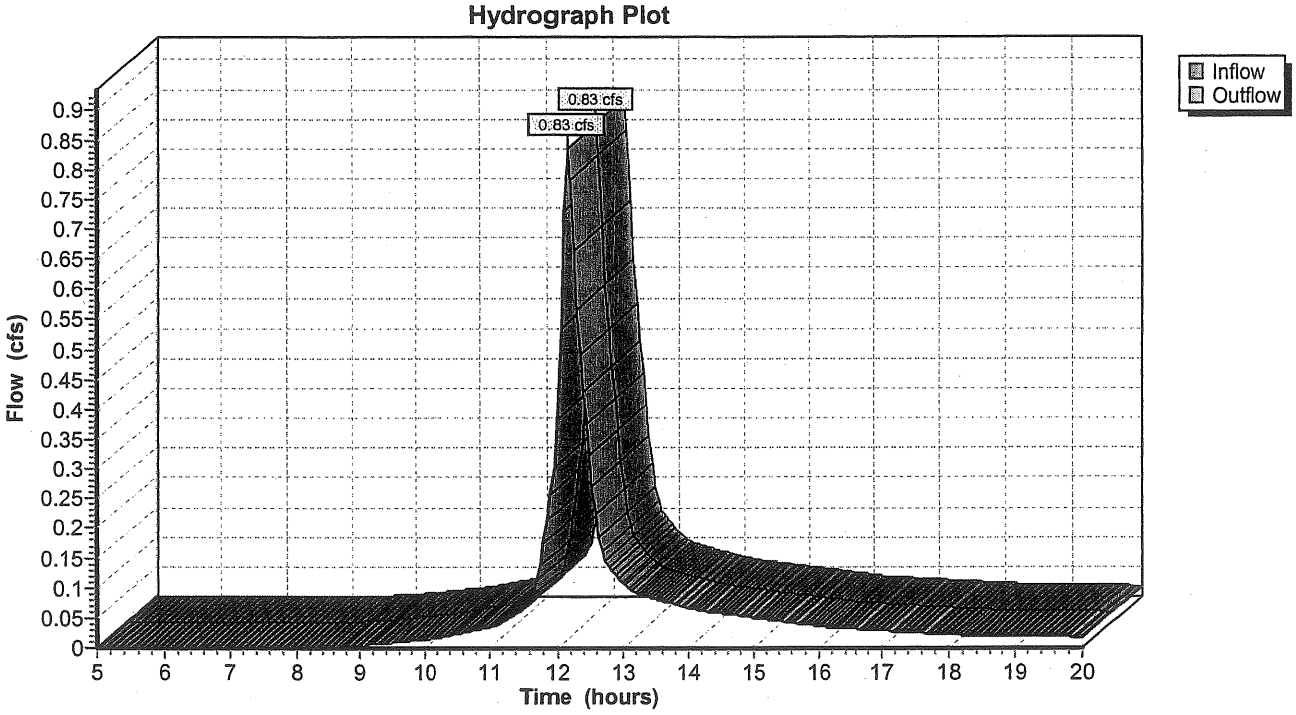


## Reach SP1: (new node)

Inflow = 0.83 cfs @ 12.16 hrs, Volume= 0.066 af
Outflow = 0.83 cfs @ 12.16 hrs, Volume= 0.066 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

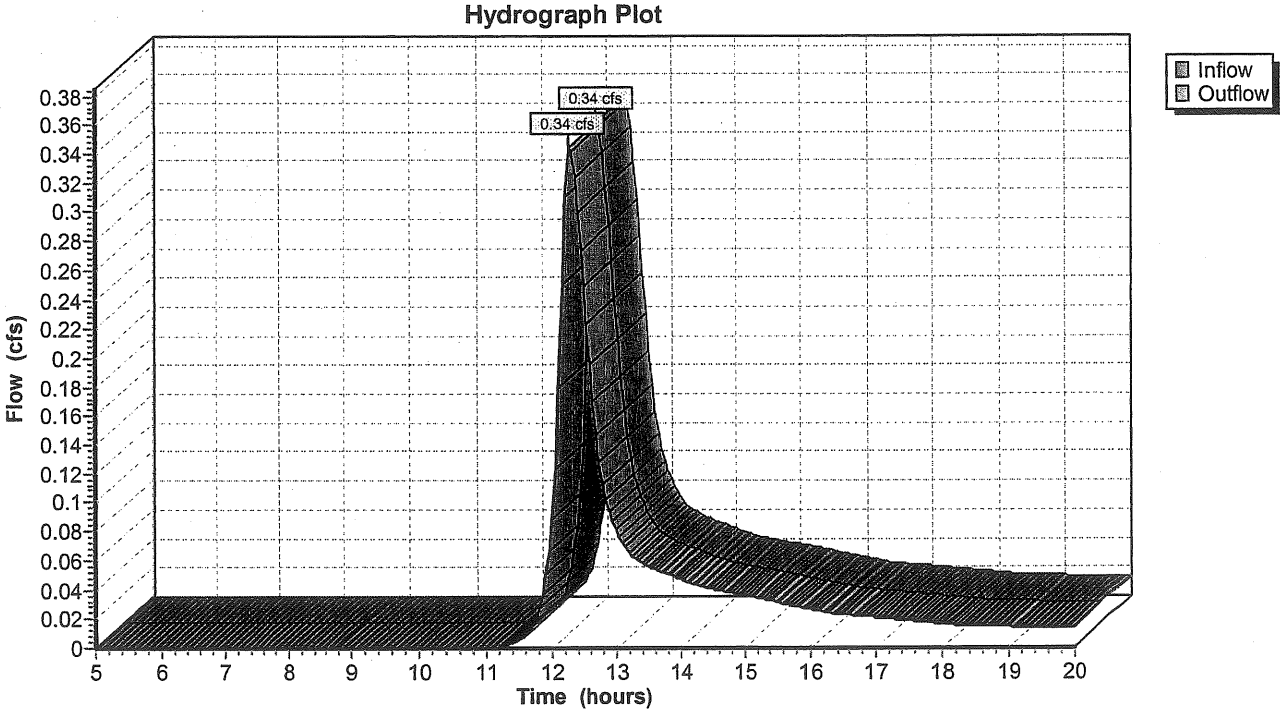


## Reach SP2: (new node)

Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.035 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.035 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

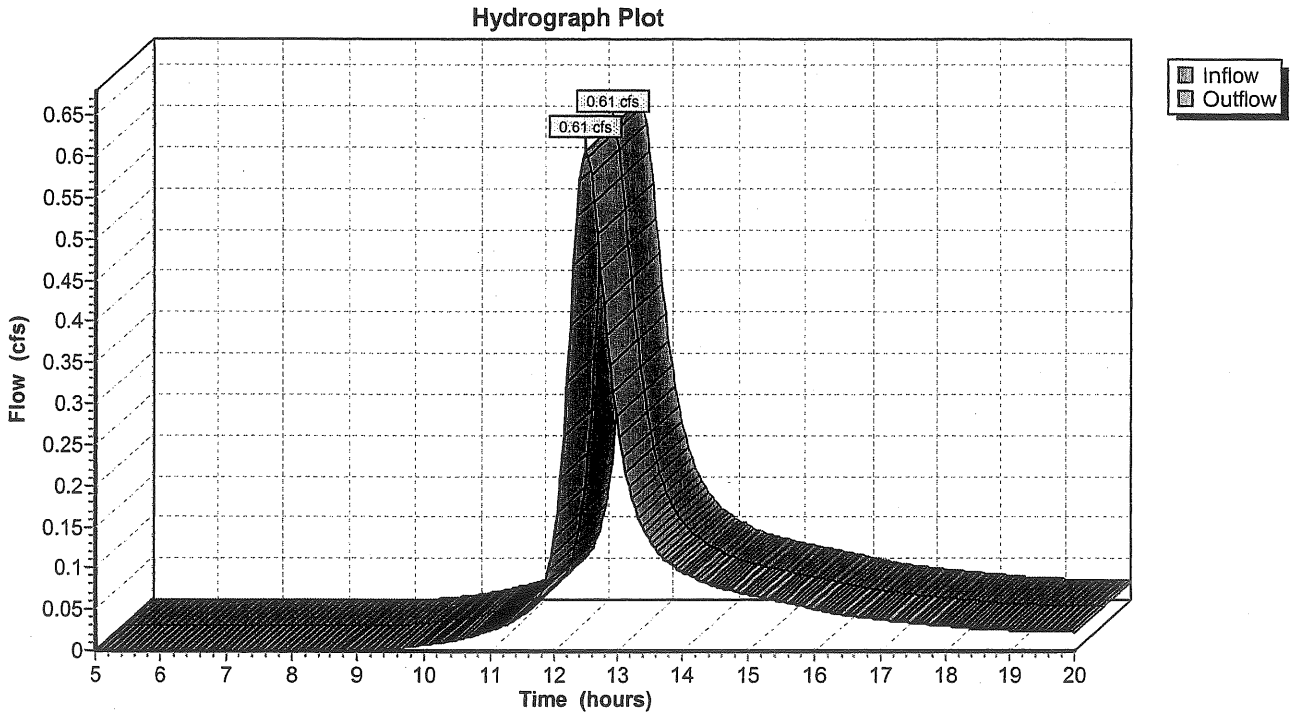


## Reach SP3: (new node)

Inflow = 0.61 cfs @ 12.50 hrs, Volume= 0.076 af
Outflow = 0.61 cfs @ 12.50 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

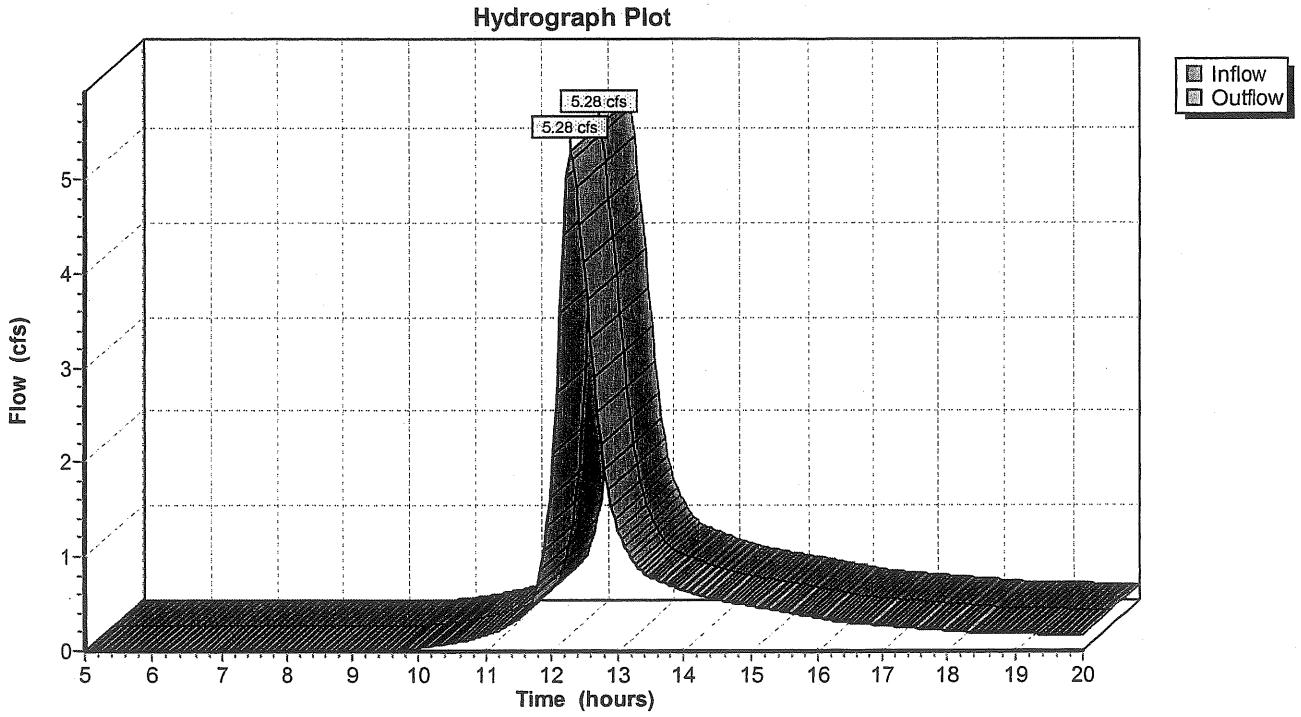


## Reach SP4: (new node)

Inflow = 5.28 cfs @ 12.32 hrs, Volume= 0.540 af
Outflow = 5.28 cfs @ 12.32 hrs, Volume= 0.540 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)



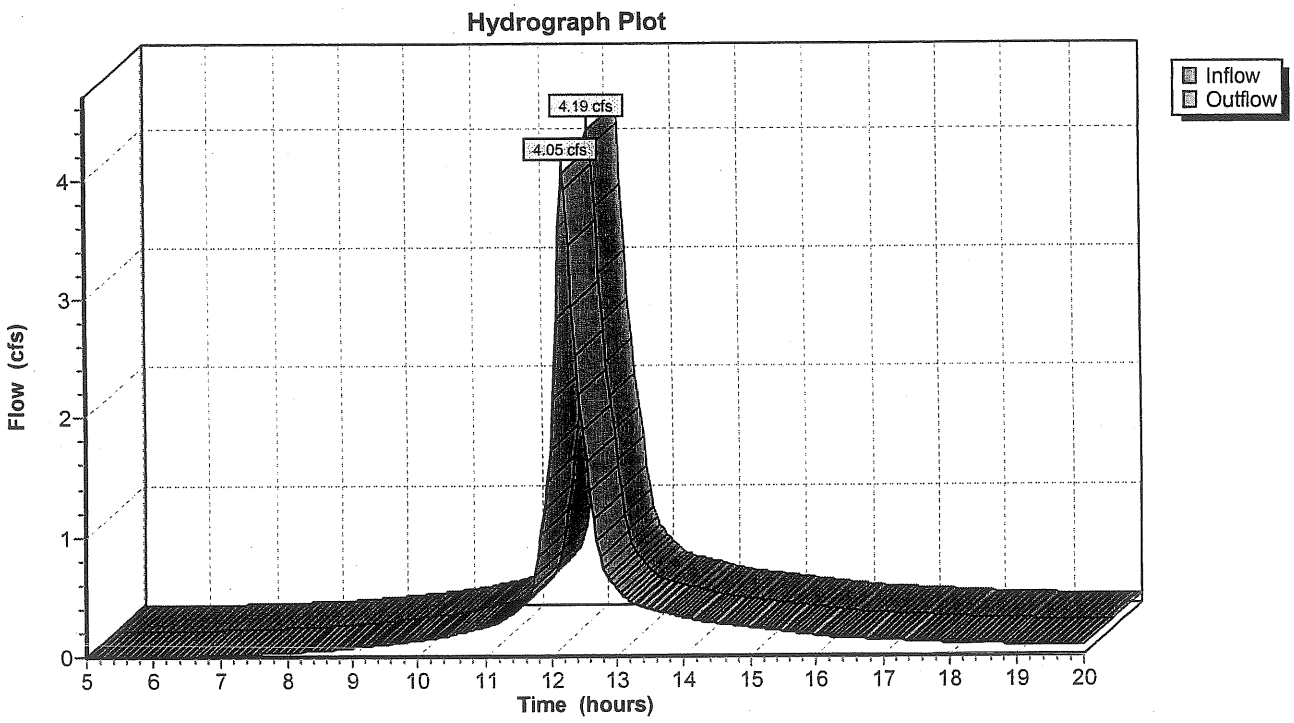
## Reach SP7: Site Stormdrain Network

Inflow = 4.19 cfs @ 12.17 hrs, Volume= 0.350 af
Outflow = 4.05 cfs @ 12.21 hrs, Volume= 0.349 af, Atten= 3%, Lag= 2.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.5 fps, Avg. Travel Time= 3.3 min

Peak Depth= 0.80'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=11.1 min CN=85 Area=23,297 sf Runoff= 1.61 cfs 0.129 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=73 Area=23,382 sf Runoff= 0.89 cfs 0.084 af

**Subcatchment 3S: 3S**
Tc=35.2 min CN=83 Area=29,910 sf Runoff= 1.22 cfs 0.154 af

**Subcatchment 4S: 4S**
Tc=21.9 min CN=81 Area=234,044 sf Runoff= 11.10 cfs 1.132 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=93,918 sf Runoff= 7.29 cfs 0.626 af

**Reach SP1: (new node)**
Inflow= 1.61 cfs 0.129 af
Outflow= 1.61 cfs 0.129 af

**Reach SP2: (new node)**
Inflow= 0.89 cfs 0.084 af
Outflow= 0.89 cfs 0.084 af

**Reach SP3: (new node)**
Inflow= 1.22 cfs 0.154 af
Outflow= 1.22 cfs 0.154 af

**Reach SP4: (new node)**
Inflow= 11.10 cfs 1.132 af
Outflow= 11.10 cfs 1.132 af

**Reach SP7: Site Stormdrain Network**
Inflow= 7.29 cfs 0.626 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.24 cfs 0.625 af

**Runoff Area = 9.287 ac Volume = 2.126 af Average Depth = 2.75"**

## Subcatchment 1S: 1S

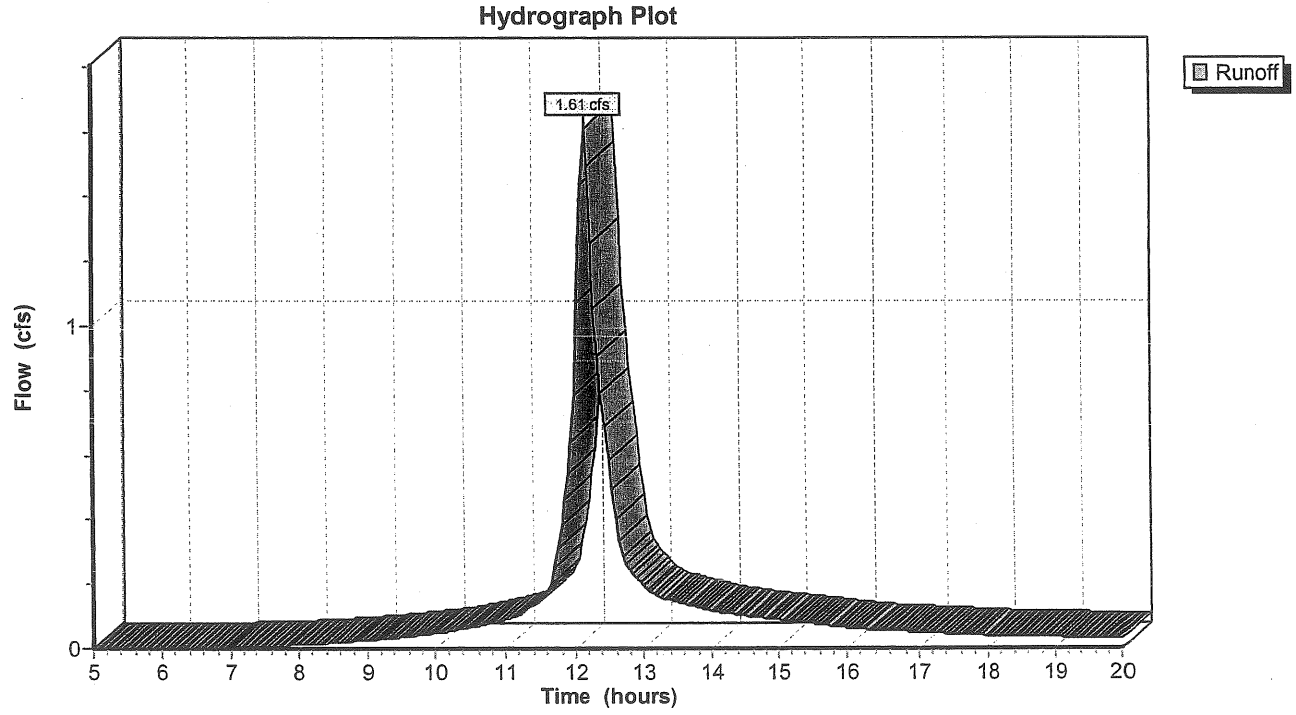
Runoff = 1.61 cfs @ 12.15 hrs, Volume= 0.129 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 3,833 | 98 | Paved parking & roofs |
| 3,675 | 91 | Gravel roads, HSG D |
| 15,789 | 80 | >75% Grass cover, Good, HSG D |
| 23,297 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.7 | 72 | 0.0290 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 3.7 | 214 | 0.0190 | 1.0 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 0.7 | 90 | 0.0120 | 2.2 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.1 | 376 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

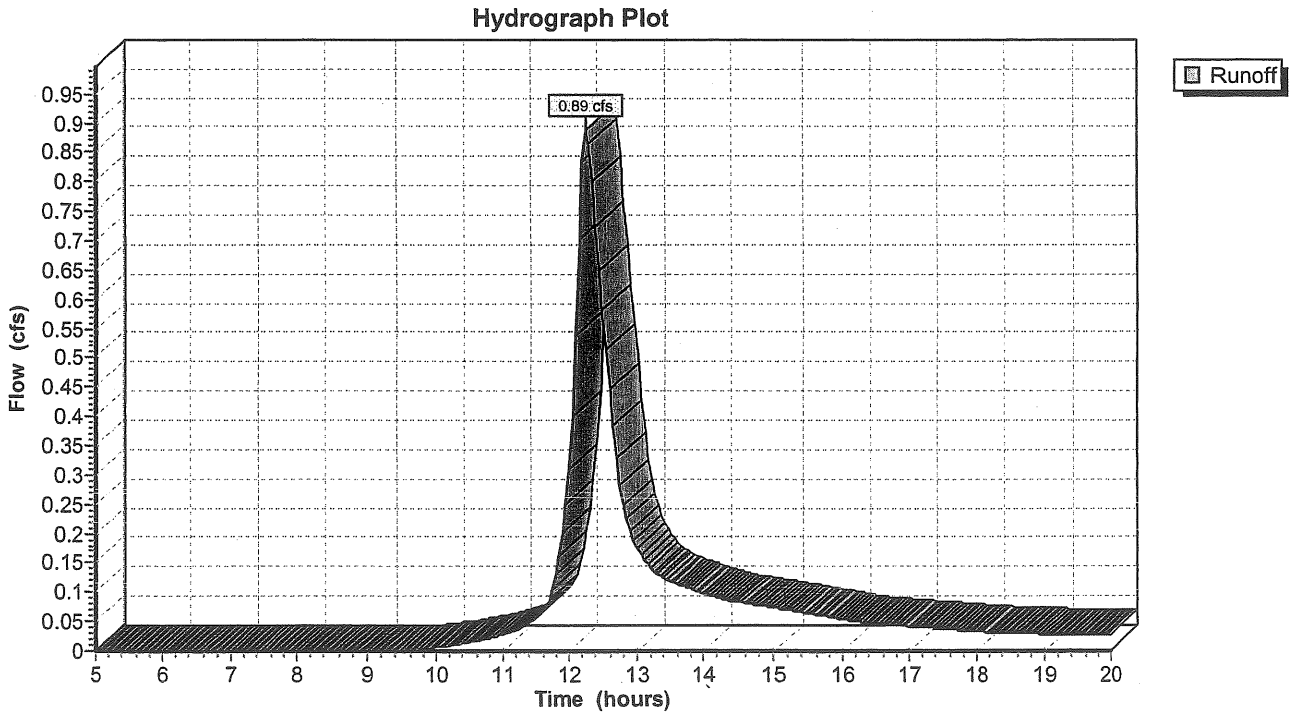
Runoff = 0.89 cfs @ 12.26 hrs, Volume= 0.084 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 23,382 | 73 | Brush, Good, HSG D |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

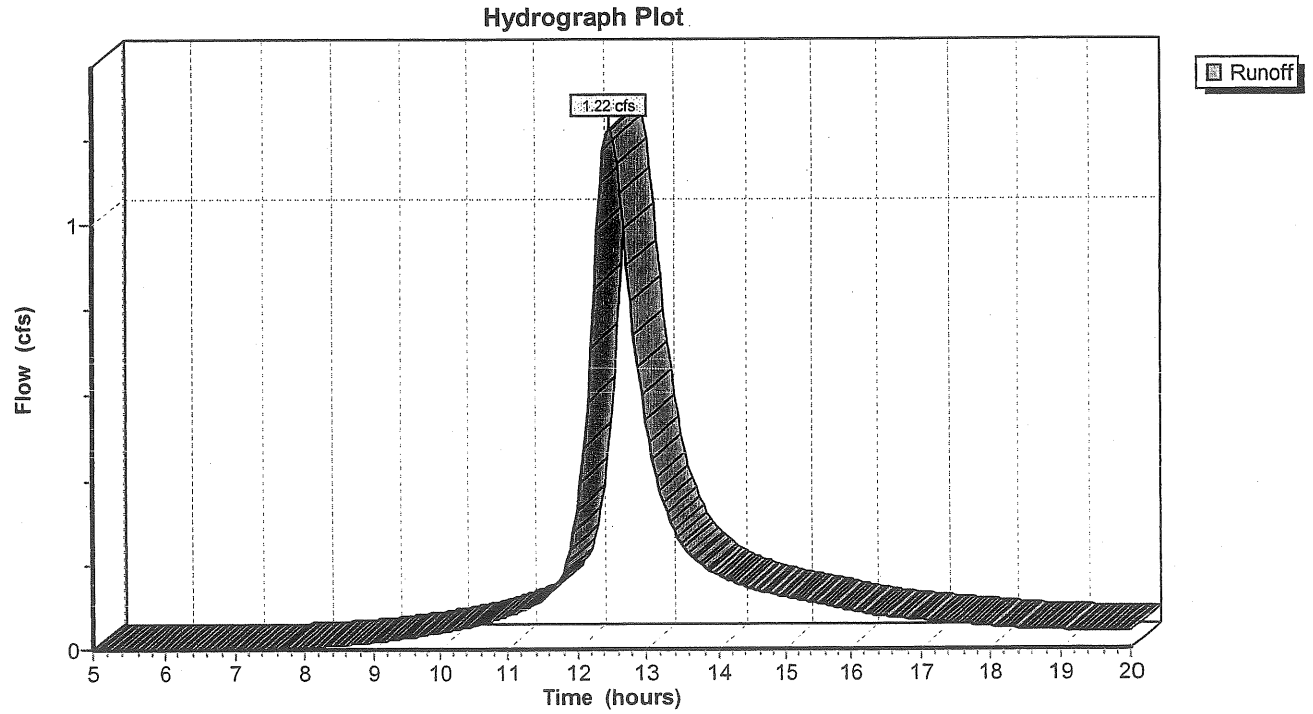
Runoff = 1.22 cfs @ 12.49 hrs, Volume= 0.154 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 7,669 | 98 | Paved parking & roofs |
| 11,509 | 80 | >75% Grass cover, Good, HSG D |
| 3,662 | 77 | Woods, Good, HSG D |
| 7,070 | 73 | Brush, Good, HSG D |
| 29,910 | 83 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 19.3 | 150 | 0.0230 | 0.1 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.00" |
| 15.9 | 141 | 0.0035 | 0.1 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 35.2 | 291 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

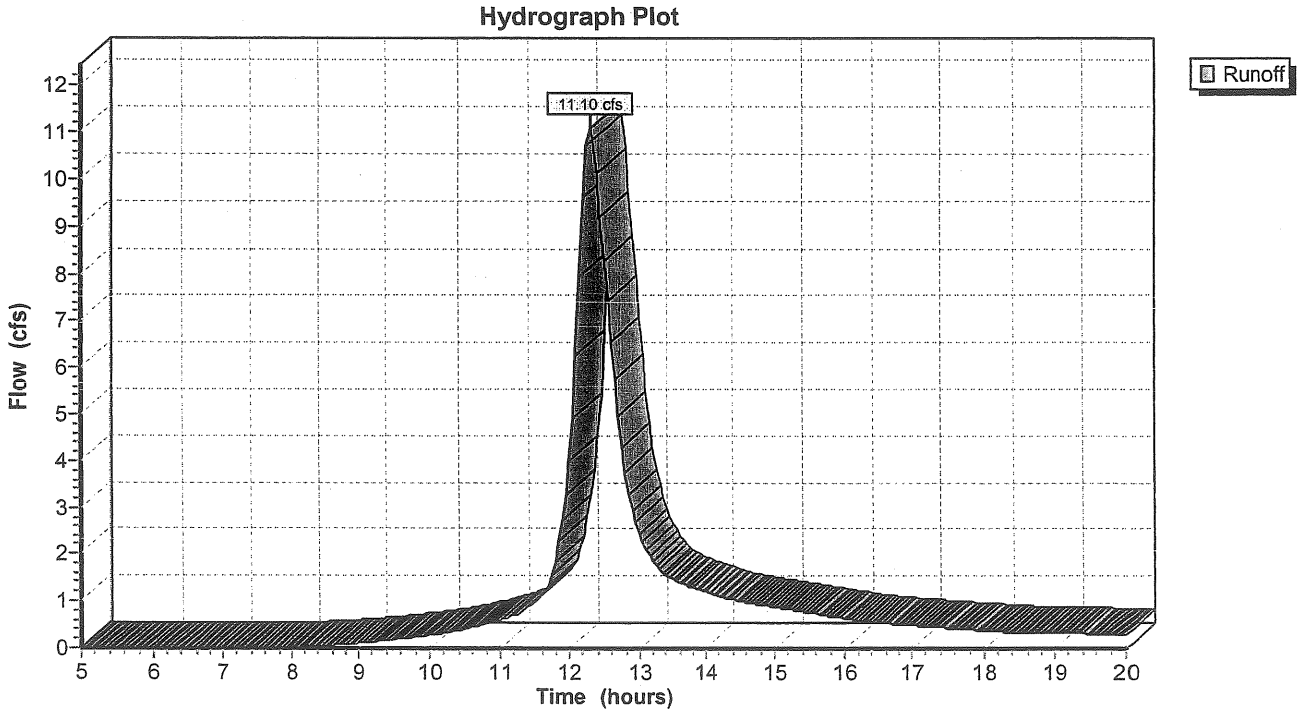
Runoff = 11.10 cfs @ 12.30 hrs, Volume= 1.132 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 61,335 | 84 | 50-75% Grass cover, Fair, HSG D |
| 149,814 | 77 | Woods, Good, HSG D |
| 20,259 | 98 | Paved parking & roofs |
| 2,636 | 91 | Gravel roads, HSG D |
| 234,044 | 81 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 135 | 0.0370 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 4.8 | 291 | 0.0045 | 1.0 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 7.0 | 215 | 0.0105 | 0.5 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 21.9 | 641 | Total | | | |

## Subcatchment 4S: 4S



## Subcatchment 7S: 7S

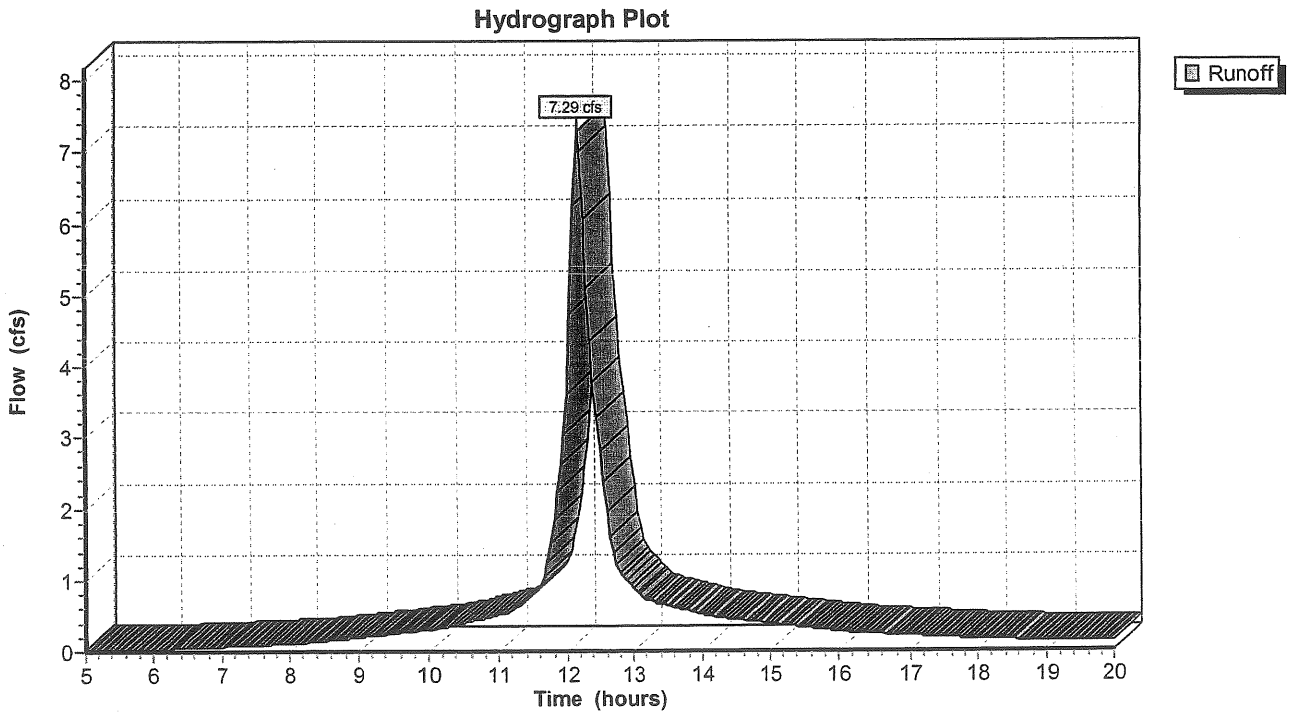
Runoff = 7.29 cfs @ 12.17 hrs, Volume= 0.626 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

| Area (sf) | CN | Description |
|---|---|---|
| 47,117 | 98 | Paved parking & roofs |
| 7,477 | 91 | Gravel roads, HSG D |
| 6,963 | 77 | Woods, Good, HSG D |
| 26,146 | 84 | 50-75% Grass cover, Fair, HSG D |
| 6,215 | 80 | >75% Grass cover, Good, HSG D |
| 93,918 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

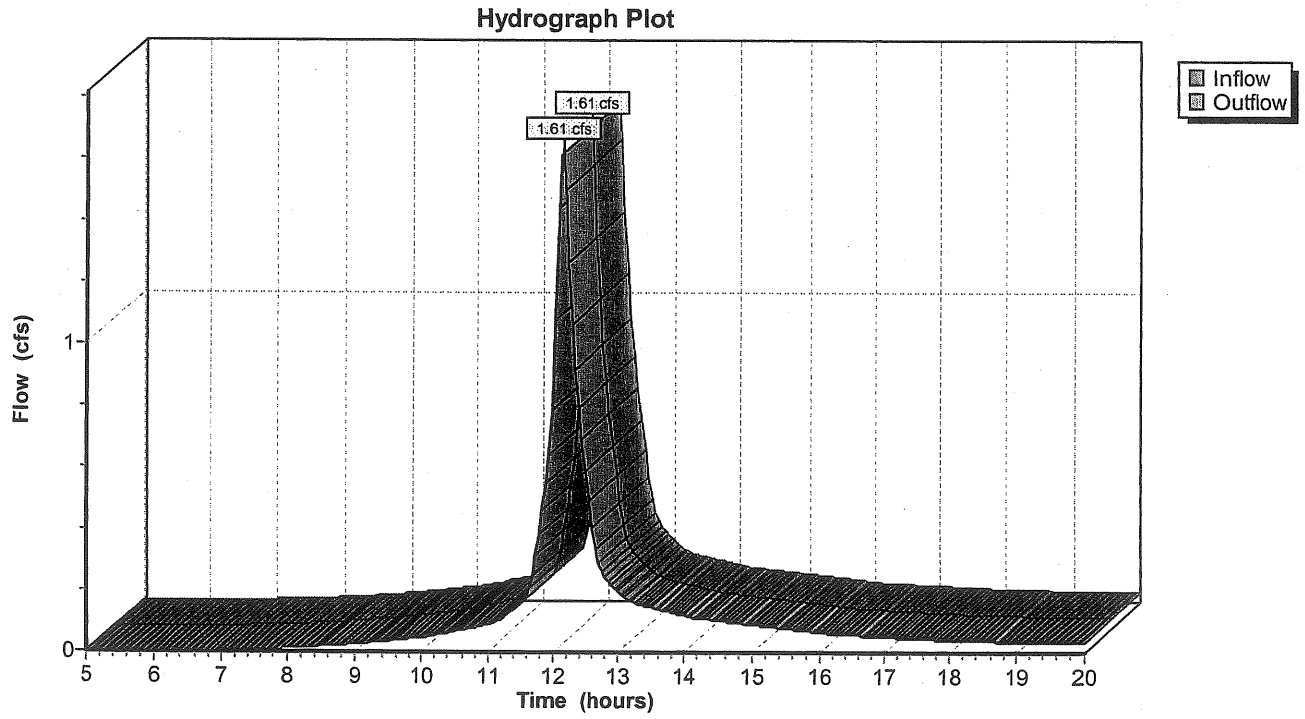


## Reach SP1: (new node)

| | | | | |
|---|---|---|---|---|
| Inflow | = | 1.61 cfs @ | 12.15 hrs, Volume= | 0.129 af |
| Outflow | = | 1.61 cfs @ | 12.15 hrs, Volume= | 0.129 af, Atten= 0%, Lag= 0.0 min |

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

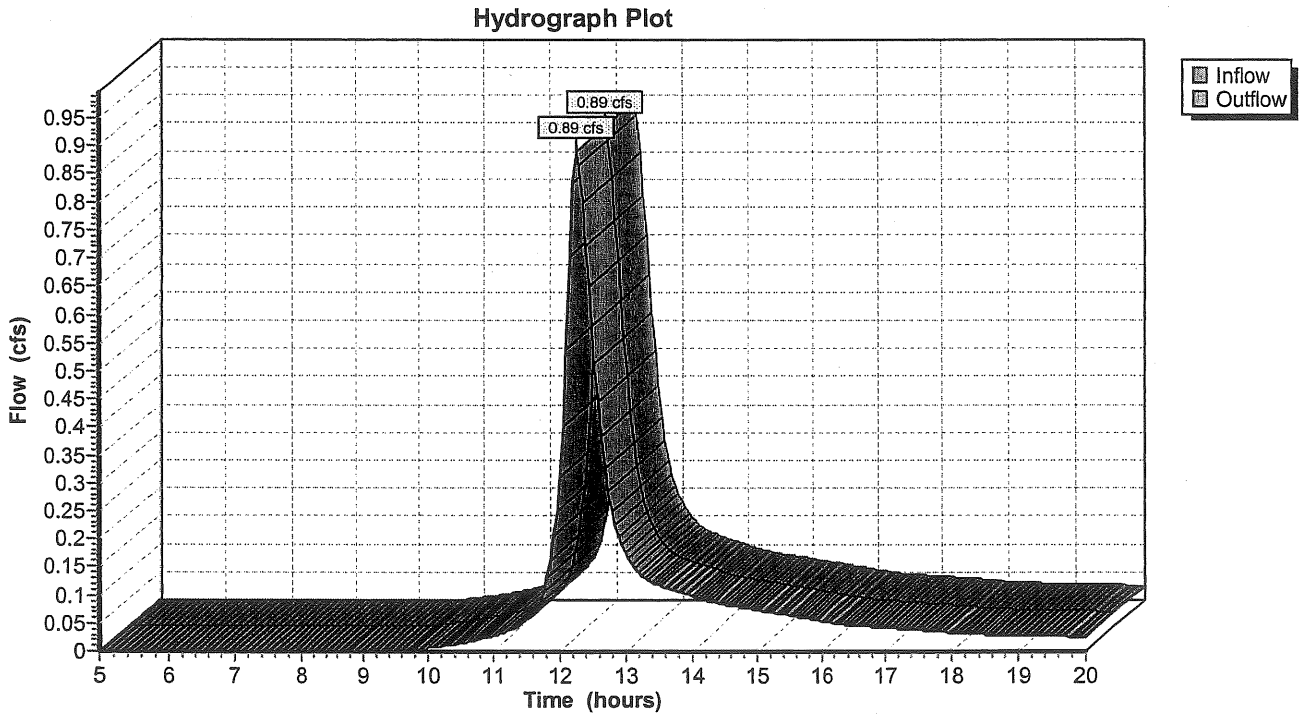


## Reach SP2: (new node)

Inflow = 0.89 cfs @ 12.26 hrs, Volume= 0.084 af
Outflow = 0.89 cfs @ 12.26 hrs, Volume= 0.084 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

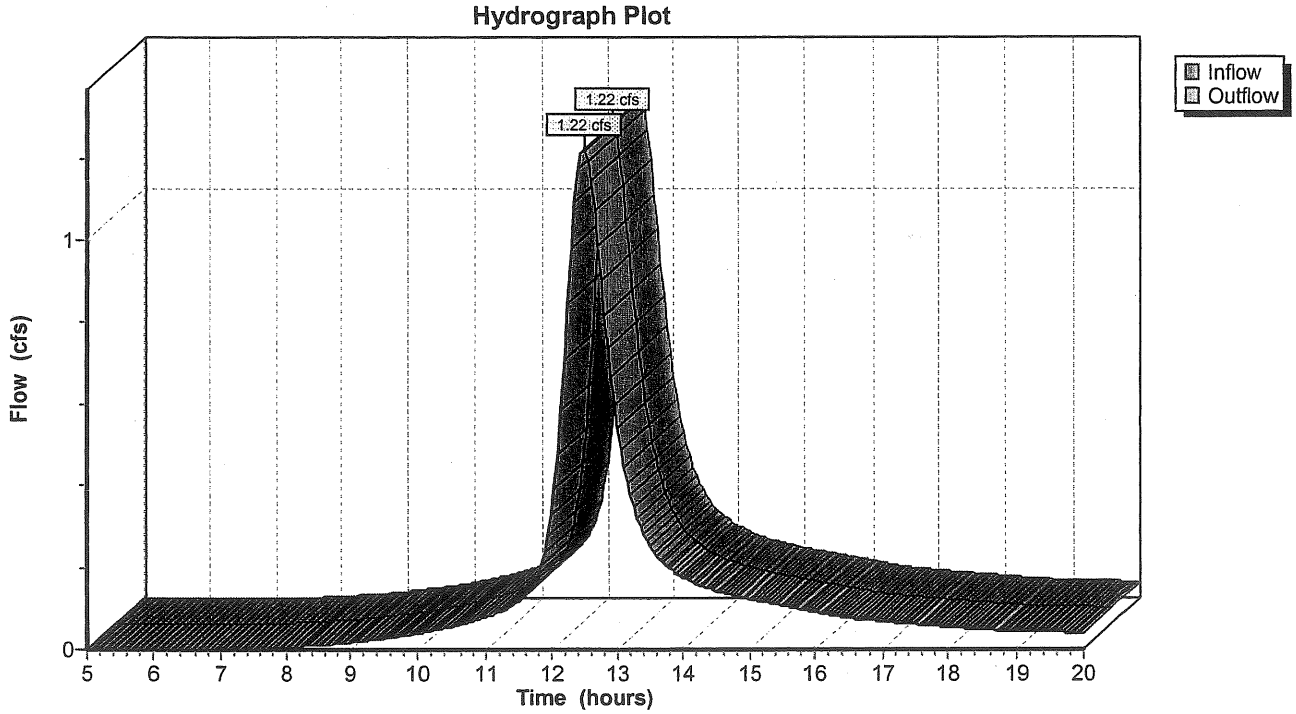


## Reach SP3: (new node)

Inflow = 1.22 cfs @ 12.49 hrs, Volume= 0.154 af
Outflow = 1.22 cfs @ 12.49 hrs, Volume= 0.154 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

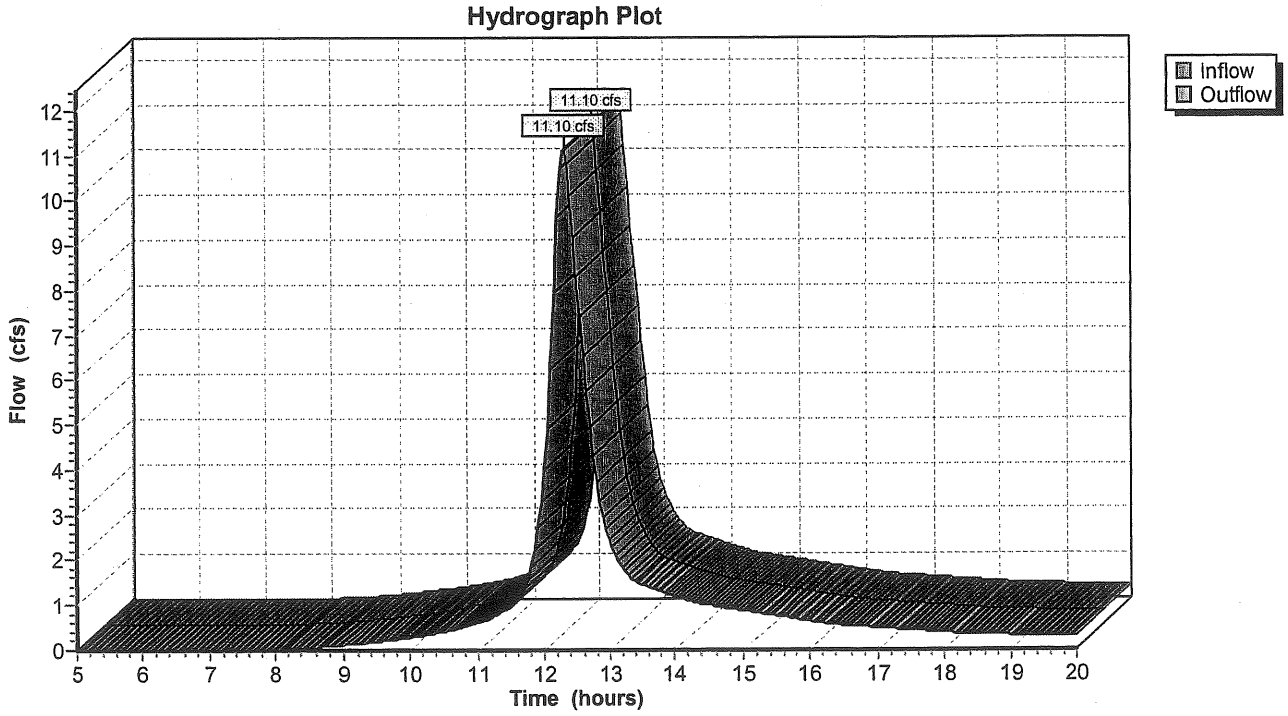


## Reach SP4: (new node)

Inflow = 11.10 cfs @ 12.30 hrs, Volume= 1.132 af
Outflow = 11.10 cfs @ 12.30 hrs, Volume= 1.132 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)



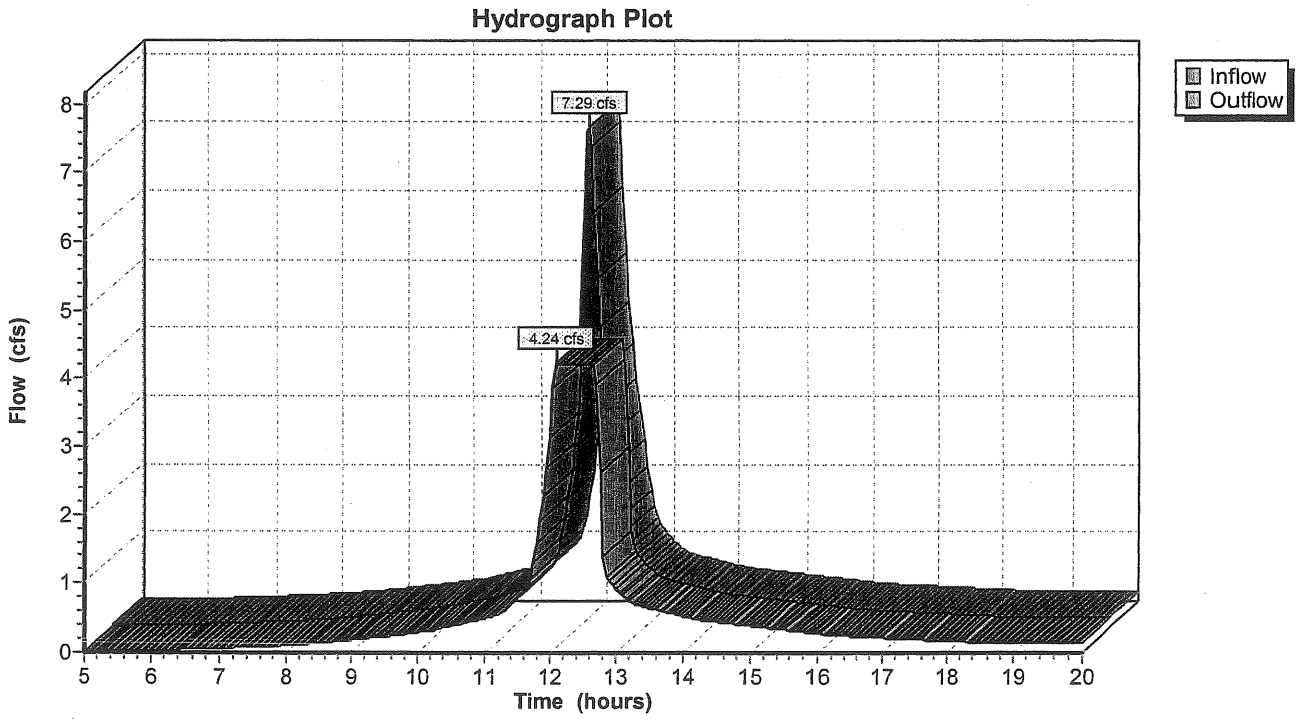
## Reach SP7: Site Stormdrain Network

Inflow = 7.29 cfs @ 12.17 hrs, Volume= 0.626 af
Outflow = 4.24 cfs @ 12.10 hrs, Volume= 0.625 af, Atten= 42%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 3.0 fps, Avg. Travel Time= 2.8 min

Peak Depth= 1.00'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=11.1 min CN=85 Area=23,297 sf Runoff= 1.99 cfs 0.161 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=73 Area=23,382 sf Runoff= 1.17 cfs 0.111 af

**Subcatchment 3S: 3S**
Tc=35.2 min CN=83 Area=29,910 sf Runoff= 1.52 cfs 0.193 af

**Subcatchment 4S: 4S**
Tc=21.9 min CN=81 Area=234,044 sf Runoff= 13.97 cfs 1.432 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=93,918 sf Runoff= 8.74 cfs 0.758 af

**Reach SP1: (new node)**
Inflow= 1.99 cfs 0.161 af
Outflow= 1.99 cfs 0.161 af

**Reach SP2: (new node)**
Inflow= 1.17 cfs 0.111 af
Outflow= 1.17 cfs 0.111 af

**Reach SP3: (new node)**
Inflow= 1.52 cfs 0.193 af
Outflow= 1.52 cfs 0.193 af

**Reach SP4: (new node)**
Inflow= 13.97 cfs 1.432 af
Outflow= 13.97 cfs 1.432 af

**Reach SP7: Site Stormdrain Network**
Inflow= 8.74 cfs 0.758 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.21 cfs 0.757 af

**Runoff Area = 9.287 ac Volume = 2.655 af Average Depth = 3.43"**

## Subcatchment 1S: 1S

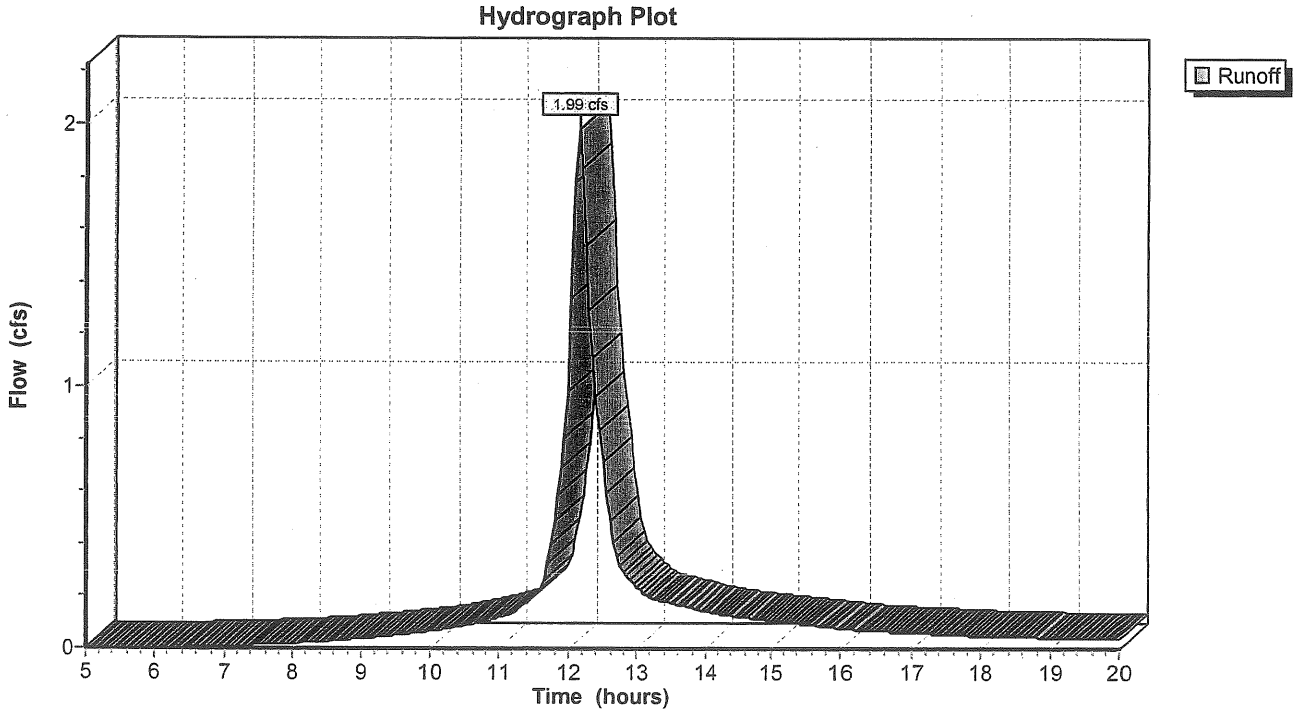
Runoff = 1.99 cfs @ 12.15 hrs, Volume= 0.161 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 3,833 | 98 | Paved parking & roofs |
| 3,675 | 91 | Gravel roads, HSG D |
| 15,789 | 80 | >75% Grass cover, Good, HSG D |
| 23,297 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.7 | 72 | 0.0290 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 3.7 | 214 | 0.0190 | 1.0 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 0.7 | 90 | 0.0120 | 2.2 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.1 | 376 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

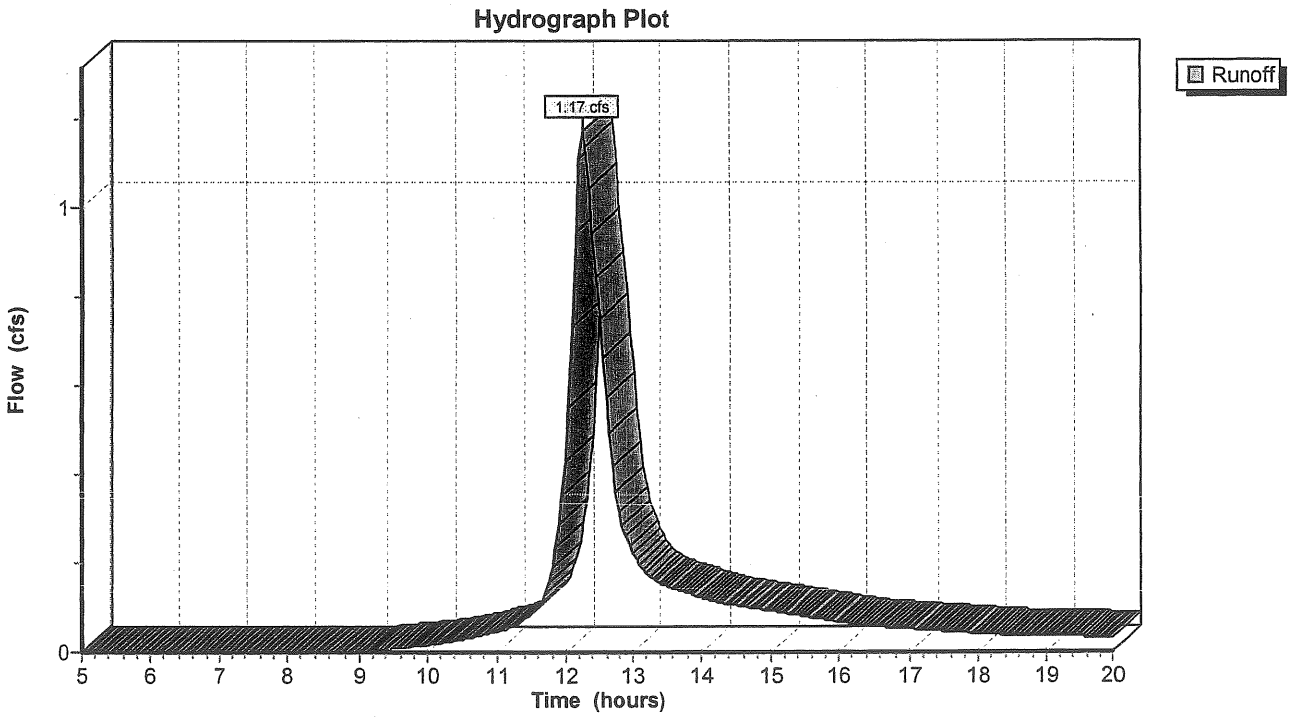
Runoff = 1.17 cfs @ 12.26 hrs, Volume= 0.111 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 23,382 | 73 | Brush, Good, HSG D |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

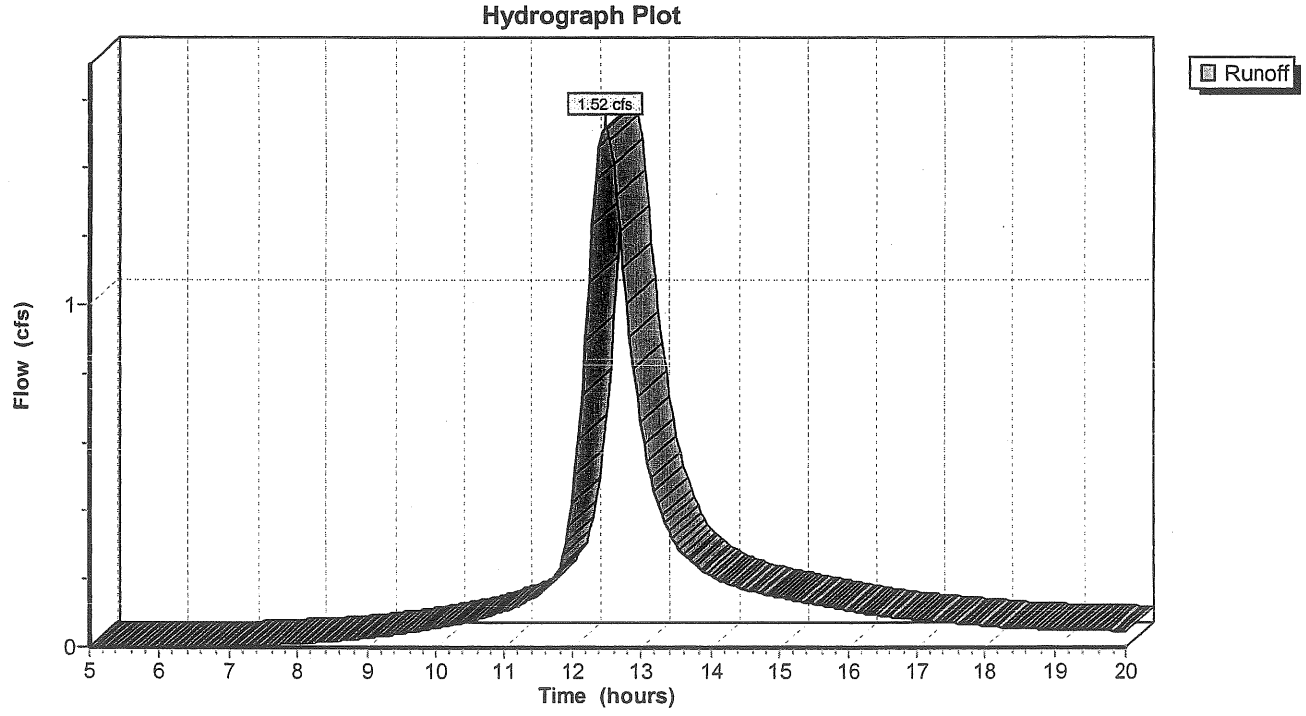
Runoff = 1.52 cfs @ 12.48 hrs, Volume= 0.193 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 7,669 | 98 | Paved parking & roofs |
| 11,509 | 80 | >75% Grass cover, Good, HSG D |
| 3,662 | 77 | Woods, Good, HSG D |
| 7,070 | 73 | Brush, Good, HSG D |
| 29,910 | 83 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 19.3 | 150 | 0.0230 | 0.1 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.00" |
| 15.9 | 141 | 0.0035 | 0.1 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 35.2 | 291 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

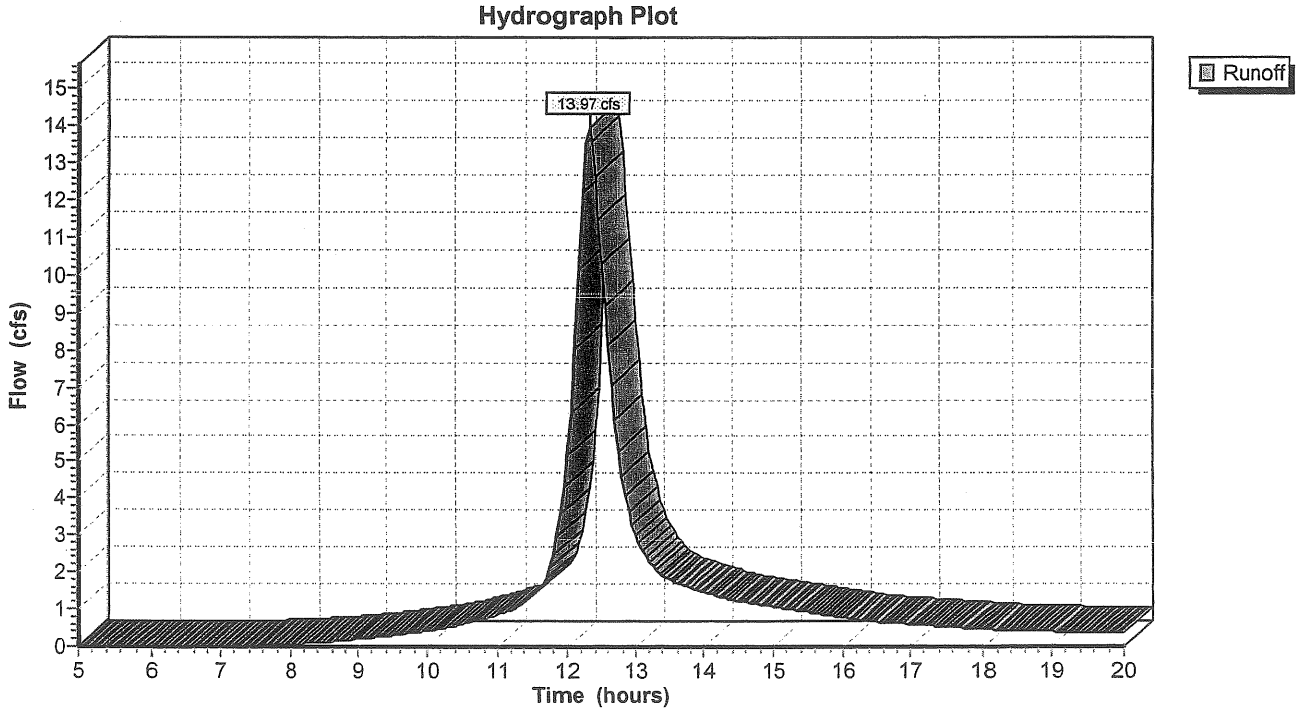
Runoff = 13.97 cfs @ 12.30 hrs, Volume= 1.432 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 61,335 | 84 | 50-75% Grass cover, Fair, HSG D |
| 149,814 | 77 | Woods, Good, HSG D |
| 20,259 | 98 | Paved parking & roofs |
| 2,636 | 91 | Gravel roads, HSG D |
| 234,044 | 81 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 135 | 0.0370 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 4.8 | 291 | 0.0045 | 1.0 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 7.0 | 215 | 0.0105 | 0.5 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 21.9 | 641 | Total | | | |

## Subcatchment 4S: 4S



## Subcatchment 7S: 7S

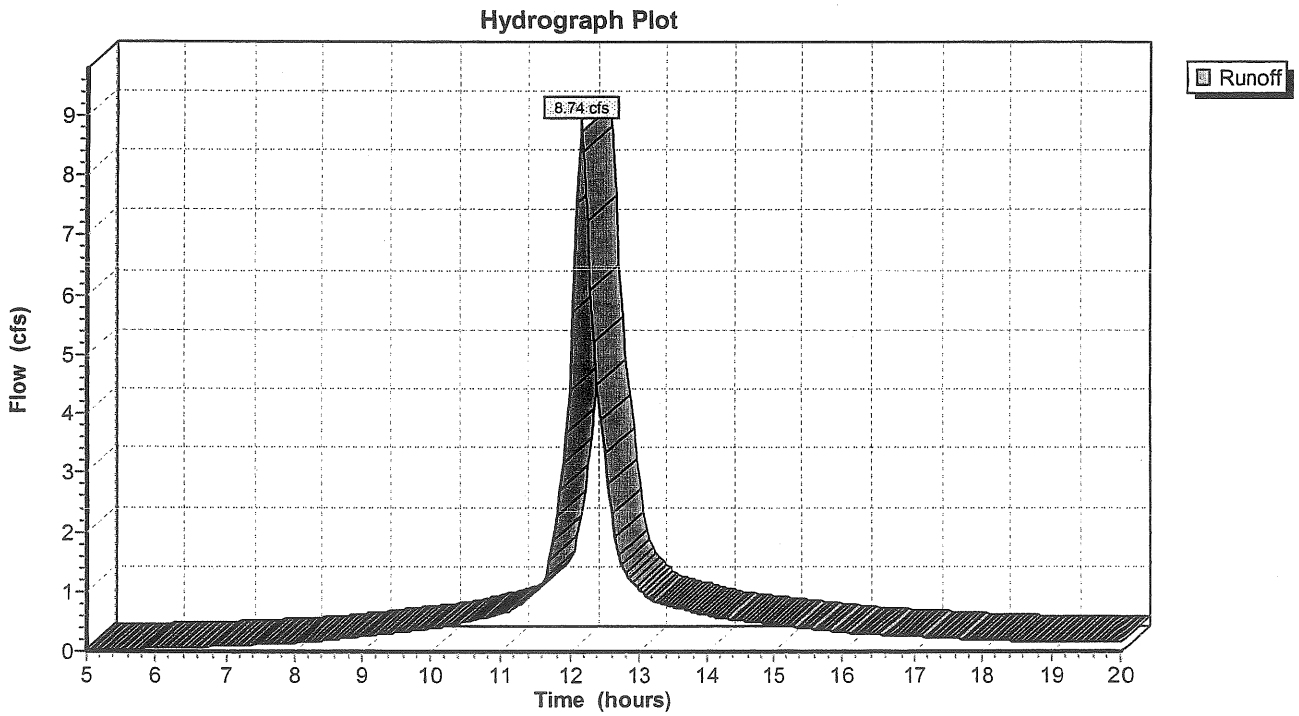
Runoff = 8.74 cfs @ 12.17 hrs, Volume= 0.758 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

| Area (sf) | CN | Description |
|---|---|---|
| 47,117 | 98 | Paved parking & roofs |
| 7,477 | 91 | Gravel roads, HSG D |
| 6,963 | 77 | Woods, Good, HSG D |
| 26,146 | 84 | 50-75% Grass cover, Fair, HSG D |
| 6,215 | 80 | >75% Grass cover, Good, HSG D |
| 93,918 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

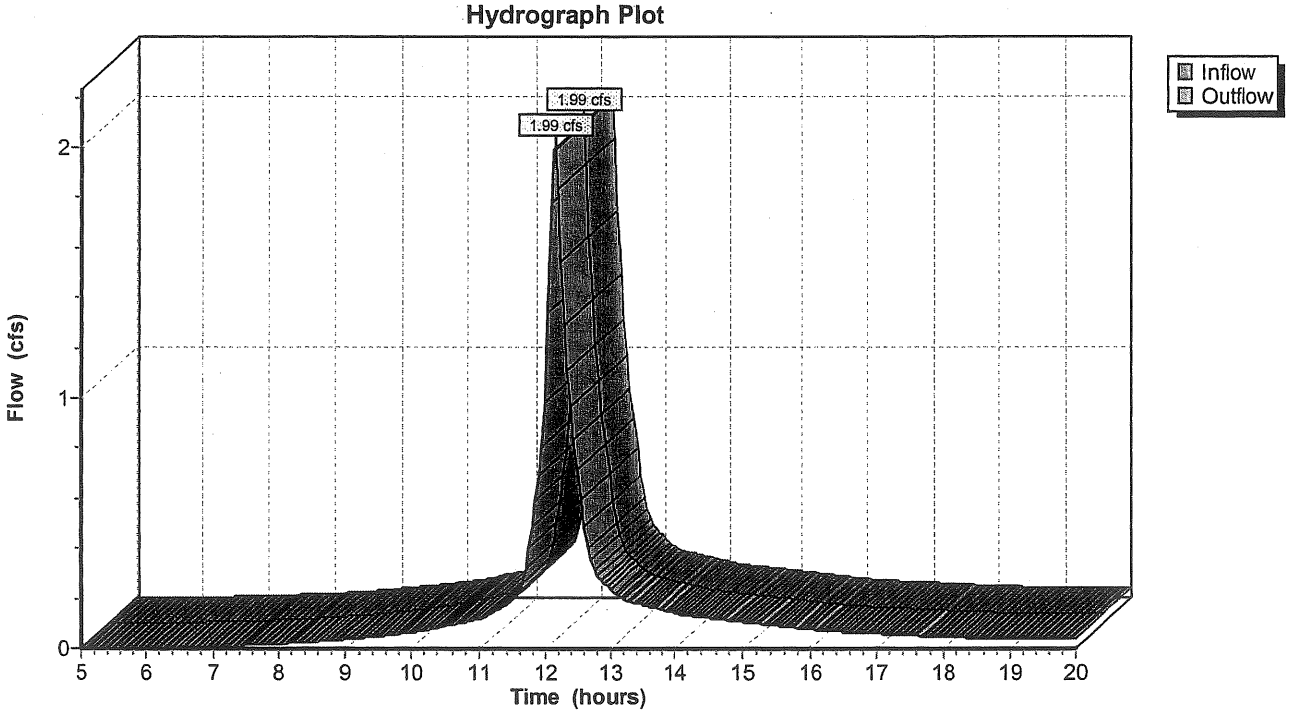


## Reach SP1: (new node)

Inflow = 1.99 cfs @ 12.15 hrs, Volume= 0.161 af
Outflow = 1.99 cfs @ 12.15 hrs, Volume= 0.161 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

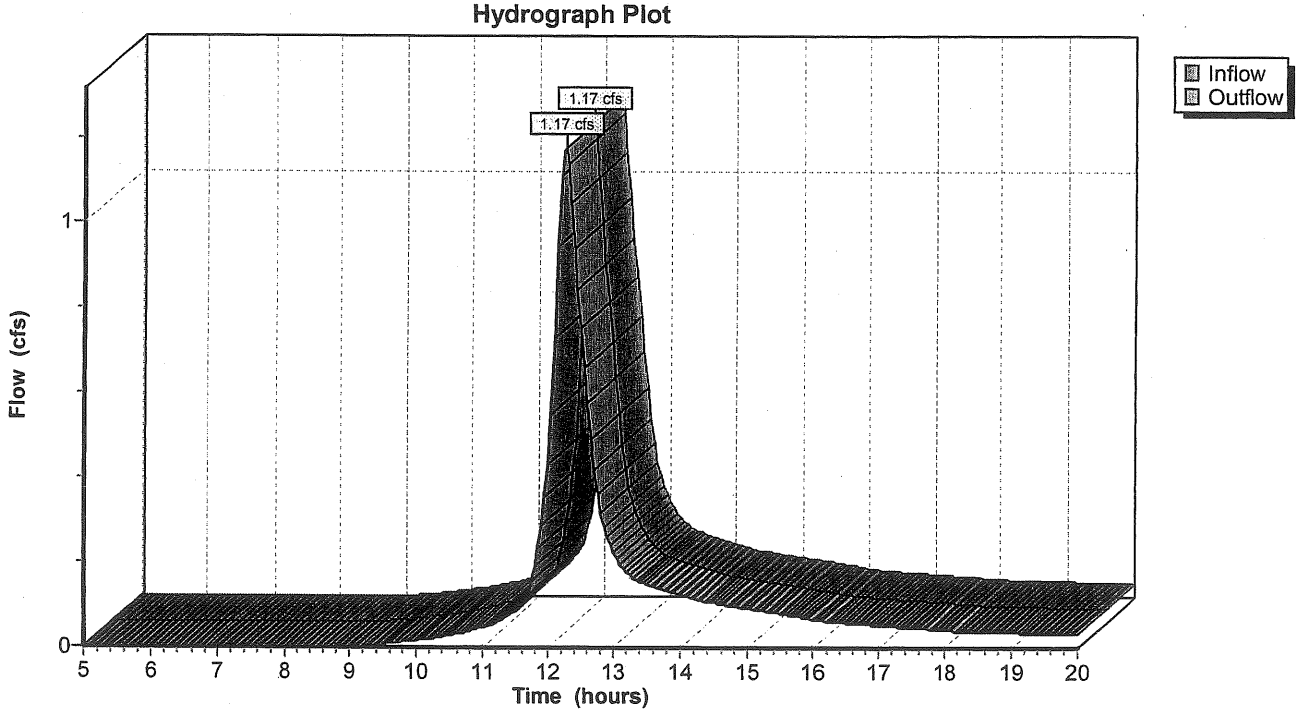


## Reach SP2: (new node)

| | | | | |
|---|---|---|---|---|
| Inflow | = | 1.17 cfs @ | 12.26 hrs, Volume= | 0.111 af |
| Outflow | = | 1.17 cfs @ | 12.26 hrs, Volume= | 0.111 af, Atten= 0%, Lag= 0.0 min |

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

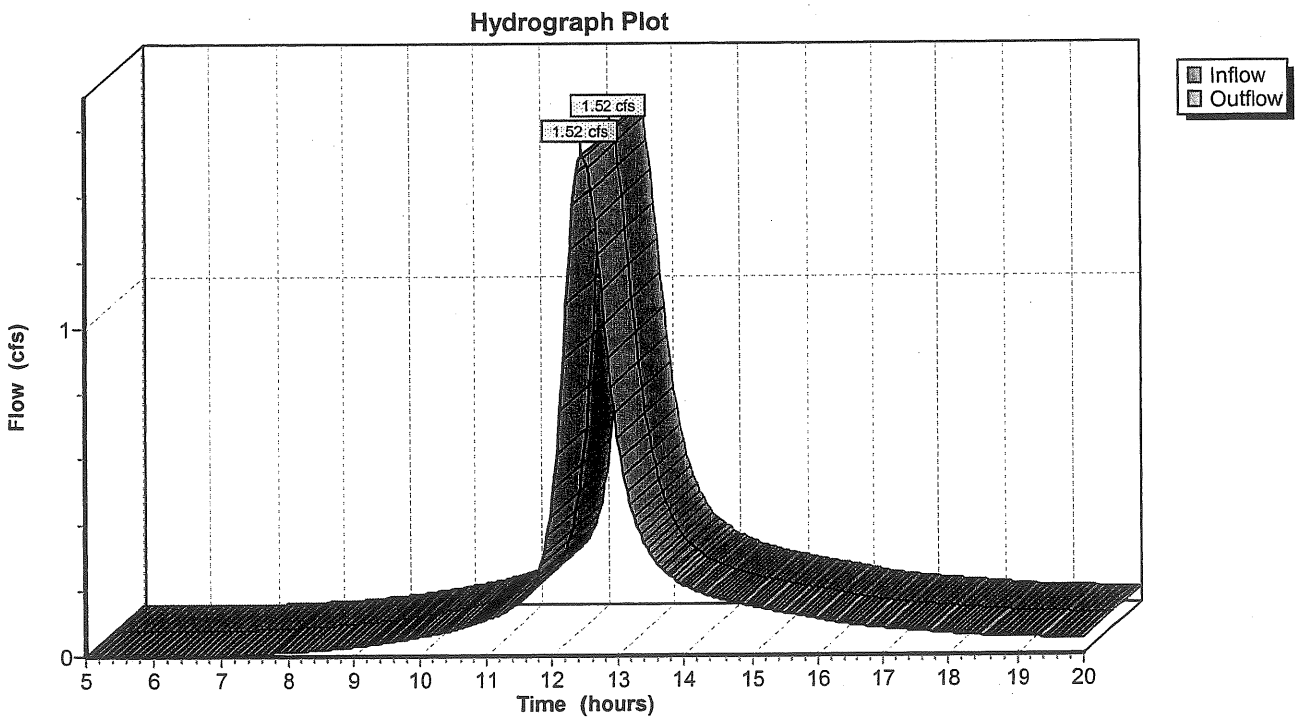


## Reach SP3: (new node)

Inflow = 1.52 cfs @ 12.48 hrs, Volume= 0.193 af
Outflow = 1.52 cfs @ 12.48 hrs, Volume= 0.193 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

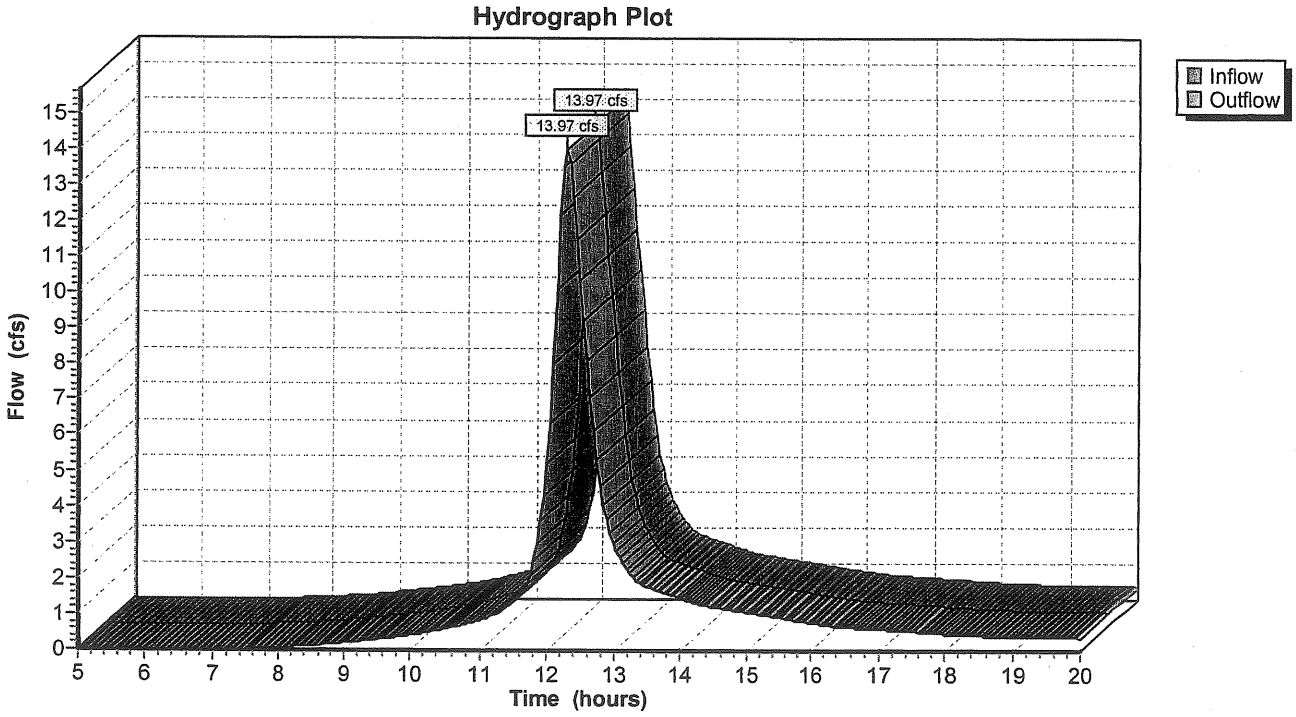


## Reach SP4: (new node)

Inflow = 13.97 cfs @ 12.30 hrs, Volume= 1.432 af
Outflow = 13.97 cfs @ 12.30 hrs, Volume= 1.432 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)



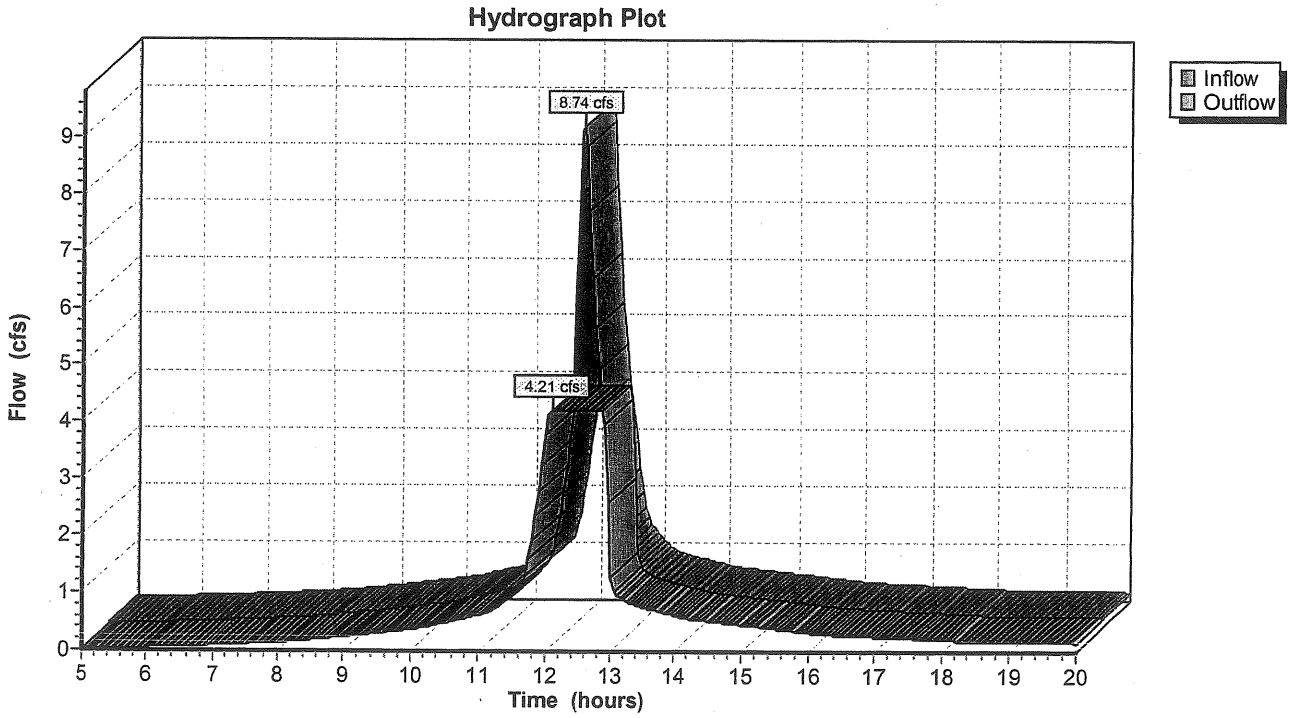
## Reach SP7: Site Stormdrain Network

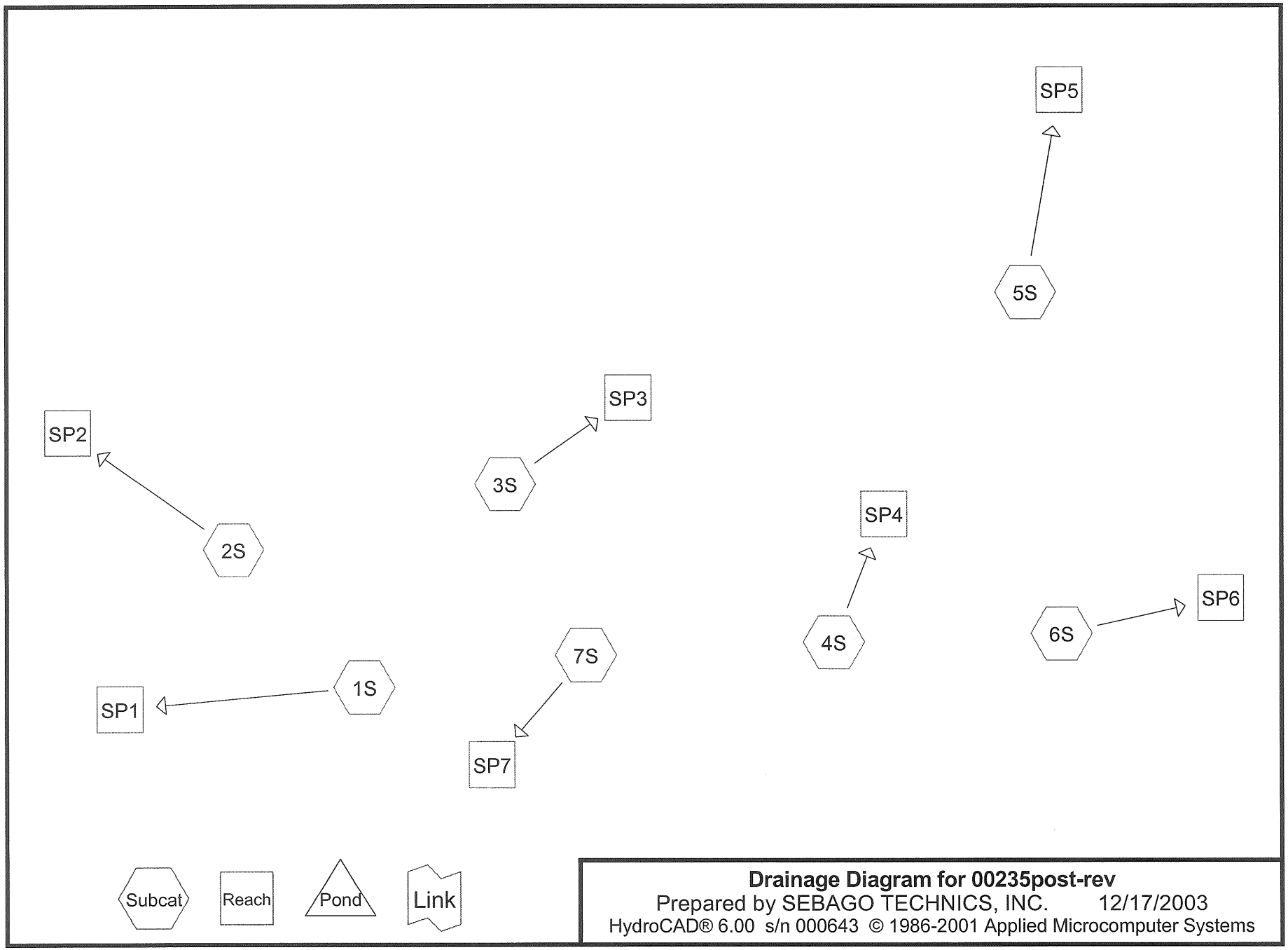
Inflow = 8.74 cfs @ 12.17 hrs, Volume= 0.758 af
Outflow = 4.21 cfs @ 12.10 hrs, Volume= 0.757 af, Atten= 52%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 3.2 fps, Avg. Travel Time= 2.6 min

Peak Depth= 1.00'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network






**Drainage Diagram for 00235post-rev**
Prepared by SEBAGO TECHNICS, INC. 12/17/2003

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=11.1 min CN=85 Area=23,297 sf Runoff= 0.83 cfs 0.066 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=73 Area=23,382 sf Runoff= 0.34 cfs 0.035 af

**Subcatchment 3S: 3S**
Tc=35.2 min CN=86 Area=36,910 sf Runoff= 0.87 cfs 0.108 af

**Subcatchment 4S: 4S**
Tc=21.9 min CN=80 Area=227,044 sf Runoff= 4.85 cfs 0.497 af

**Subcatchment 5S: (new node)**
Tc=0.0 min CN=0 Area=0 sf Runoff= 0.00 cfs 0.000 af

**Subcatchment 6S: (new node)**
Tc=0.0 min CN=0 Area=0 sf Runoff= 0.00 cfs 0.000 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=93,918 sf Runoff= 4.19 cfs 0.350 af

**Reach SP1: (new node)**
Inflow= 0.83 cfs 0.066 af
Outflow= 0.83 cfs 0.066 af

**Reach SP2: (new node)**
Inflow= 0.34 cfs 0.035 af
Outflow= 0.34 cfs 0.035 af

**Reach SP3: (new node)**
Inflow= 0.87 cfs 0.108 af
Outflow= 0.87 cfs 0.108 af

**Reach SP4: (new node)**
Inflow= 4.85 cfs 0.497 af
Outflow= 4.85 cfs 0.497 af

**Reach SP5: (new node)**
Inflow= 0.00 cfs 0.000 af
Outflow= 0.00 cfs 0.000 af

**Reach SP6: (new node)**
Inflow= 0.00 cfs 0.000 af
Outflow= 0.00 cfs 0.000 af

**Reach SP7: Site Stormdrain Network**
Inflow= 4.19 cfs 0.350 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.05 cfs 0.349 af

**Runoff Area = 9.287 ac Volume = 1.056 af Average Depth = 1.36"**

## Subcatchment 1S: 1S

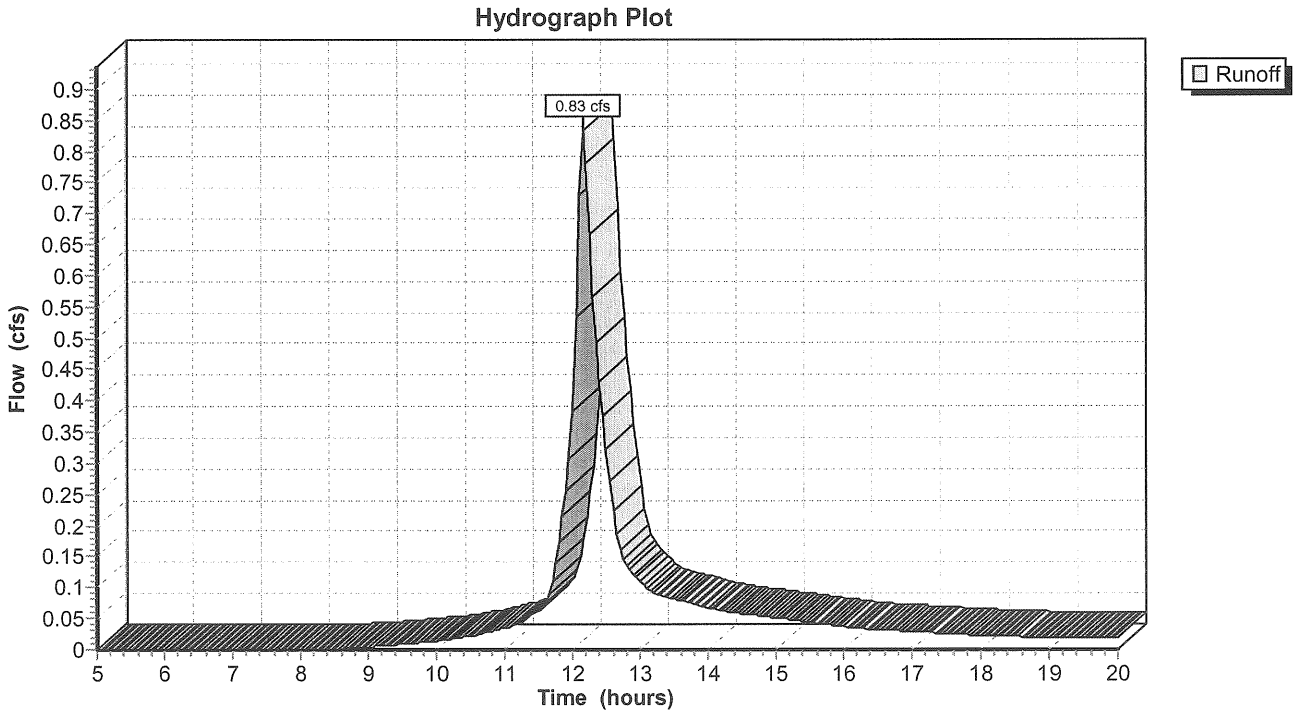
Runoff = 0.83 cfs @ 12.16 hrs, Volume= 0.066 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 3,833 | 98 | Paved parking & roofs |
| 3,675 | 91 | Gravel roads, HSG D |
| 15,789 | 80 | >75% Grass cover, Good, HSG D |
| 23,297 | 85 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.7 | 72 | 0.0290 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 3.7 | 214 | 0.0190 | 1.0 | | **Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps |
| 0.7 | 90 | 0.0120 | 2.2 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 11.1 | 376 | Total | | | |

## Subcatchment 1S: 1S



## Subcatchment 2S: 2S

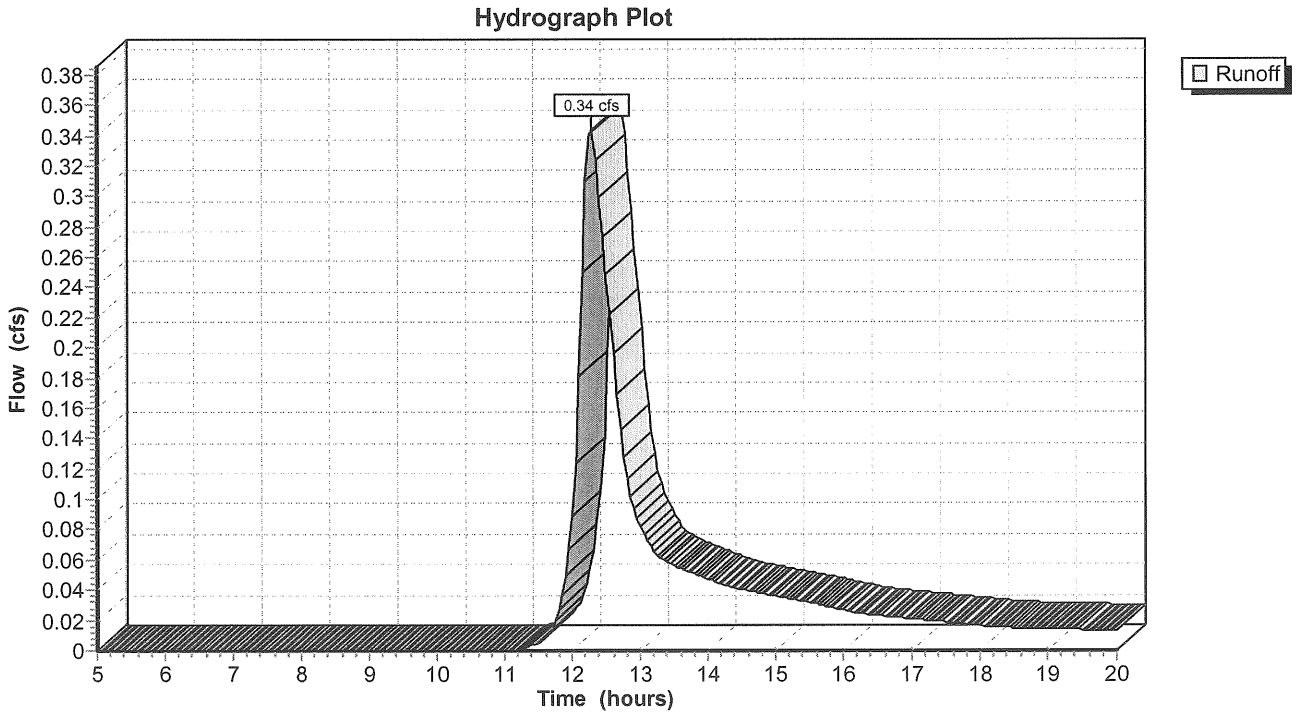
Runoff = 0.34 cfs @ 12.28 hrs, Volume= 0.035 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 23,382 | 73 | Brush, Good, HSG D |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 7.1 | 80 | 0.0310 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 11.0 | 215 | 0.0170 | 0.3 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 18.1 | 295 | Total | | | |

## Subcatchment 2S: 2S



## Subcatchment 3S: 3S

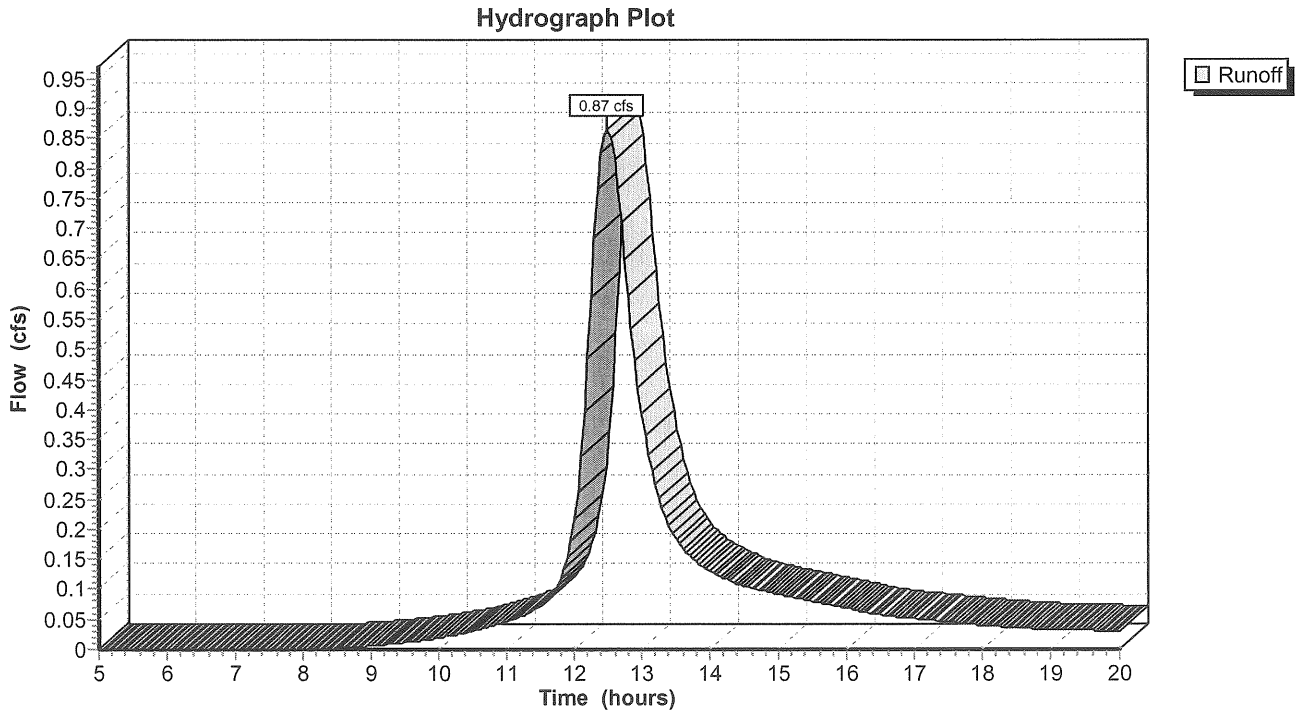
Runoff = 0.87 cfs @ 12.49 hrs, Volume= 0.108 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 14,669 | 98 | Paved parking & roofs |
| 11,509 | 80 | >75% Grass cover, Good, HSG D |
| 3,662 | 77 | Woods, Good, HSG D |
| 7,070 | 73 | Brush, Good, HSG D |
| 36,910 | 86 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 19.3 | 150 | 0.0230 | 0.1 | | **Sheet Flow,** Grass: Dense n= 0.240 P2= 3.00" |
| 15.9 | 141 | 0.0035 | 0.1 | | **Shallow Concentrated Flow,** Forest w/Heavy Litter Kv= 2.5 fps |
| 35.2 | 291 | Total | | | |

## Subcatchment 3S: 3S



## Subcatchment 4S: 4S

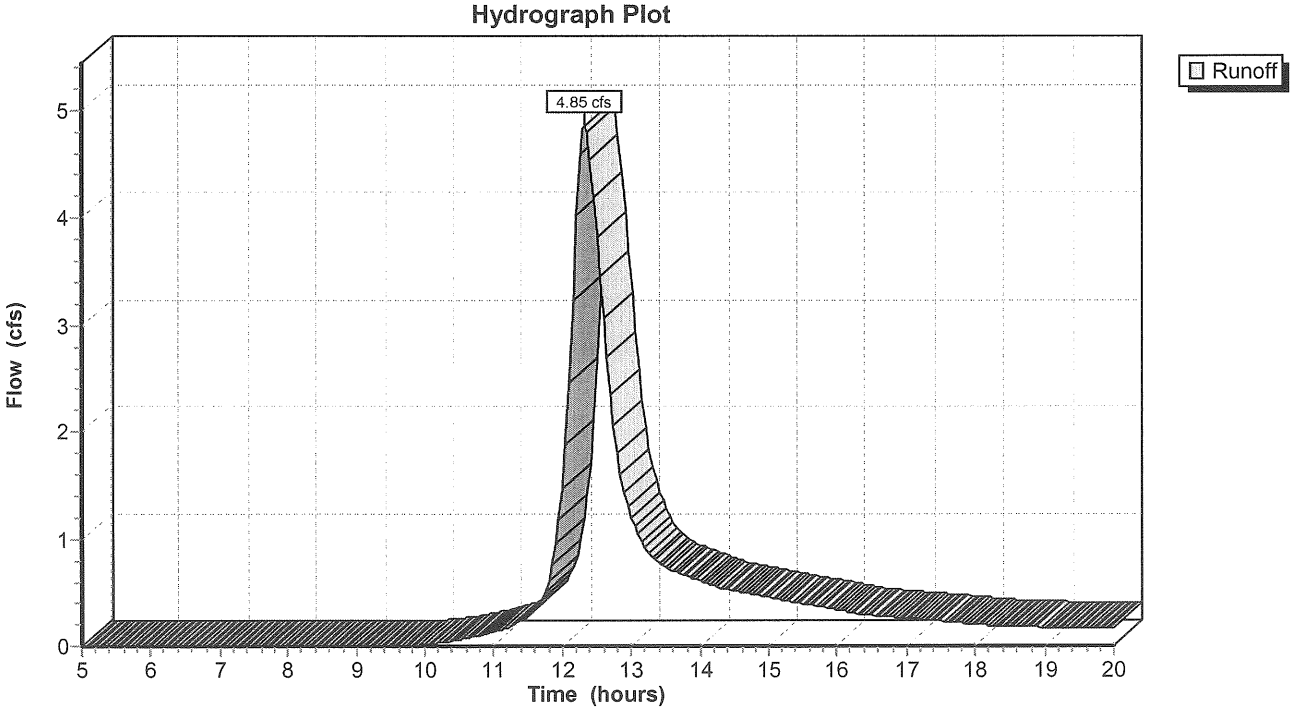
Runoff = 4.85 cfs @ 12.32 hrs, Volume= 0.497 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 61,335 | 84 | 50-75% Grass cover, Fair, HSG D |
| 149,814 | 77 | Woods, Good, HSG D |
| 13,259 | 98 | Paved parking & roofs |
| 2,636 | 91 | Gravel roads, HSG D |
| 227,044 | 80 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 10.1 | 135 | 0.0370 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 4.8 | 291 | 0.0045 | 1.0 | | **Shallow Concentrated Flow,** Grassed Waterway Kv= 15.0 fps |
| 7.0 | 215 | 0.0105 | 0.5 | | **Shallow Concentrated Flow,** Woodland Kv= 5.0 fps |
| 21.9 | 641 | Total | | | |

## Subcatchment 4S: 4S

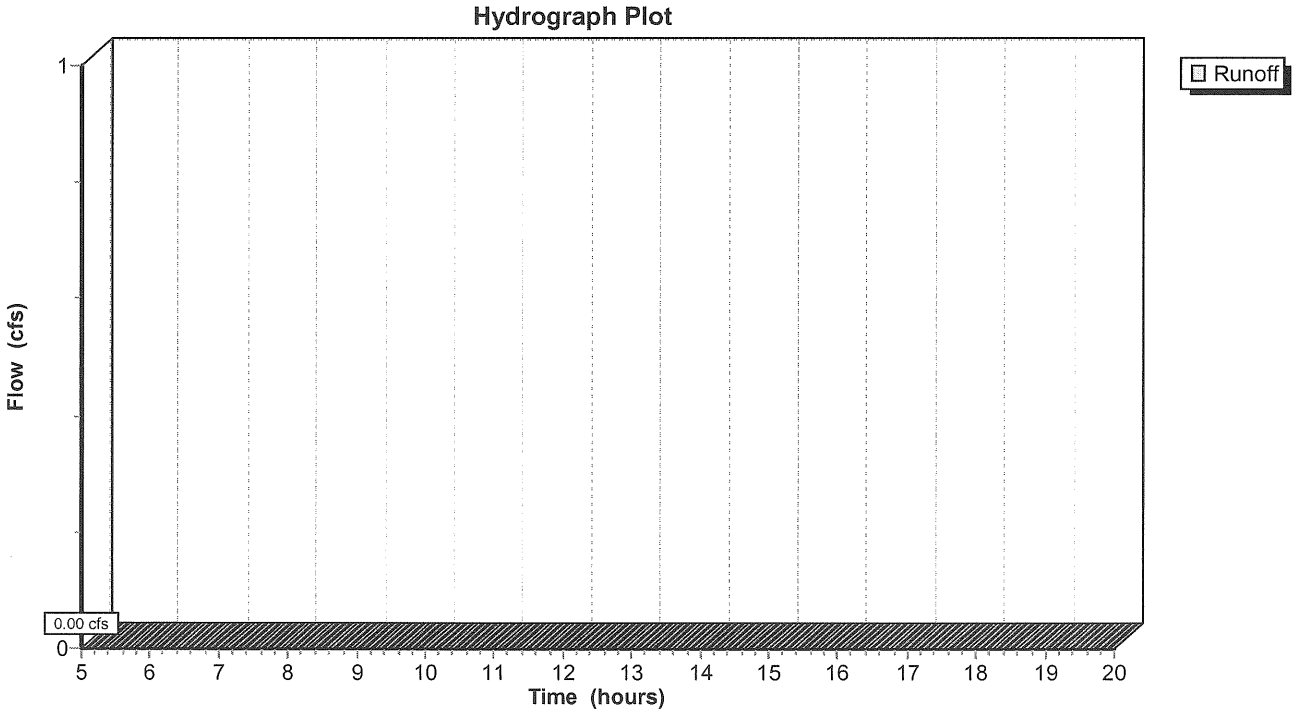


## Subcatchment 5S: (new node)

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

## Subcatchment 5S: (new node)

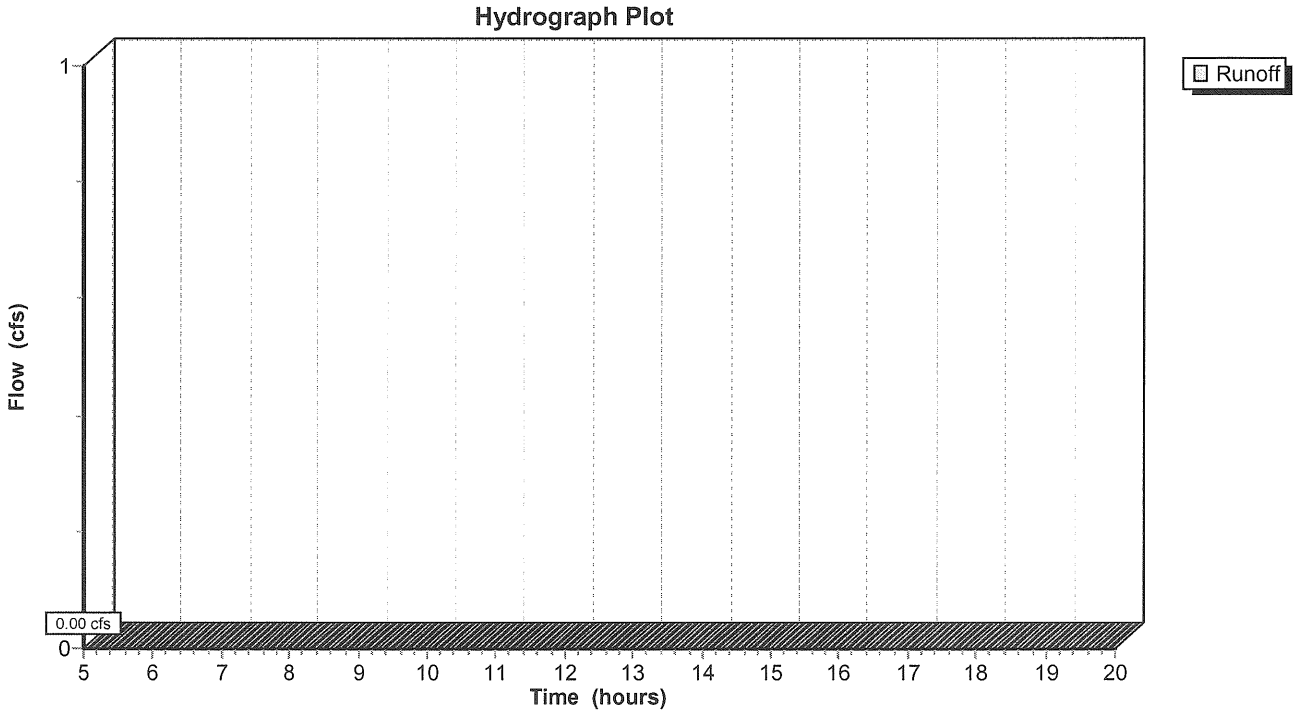


## Subcatchment 6S: (new node)

Runoff = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

## Subcatchment 6S: (new node)



## Subcatchment 7S: 7S

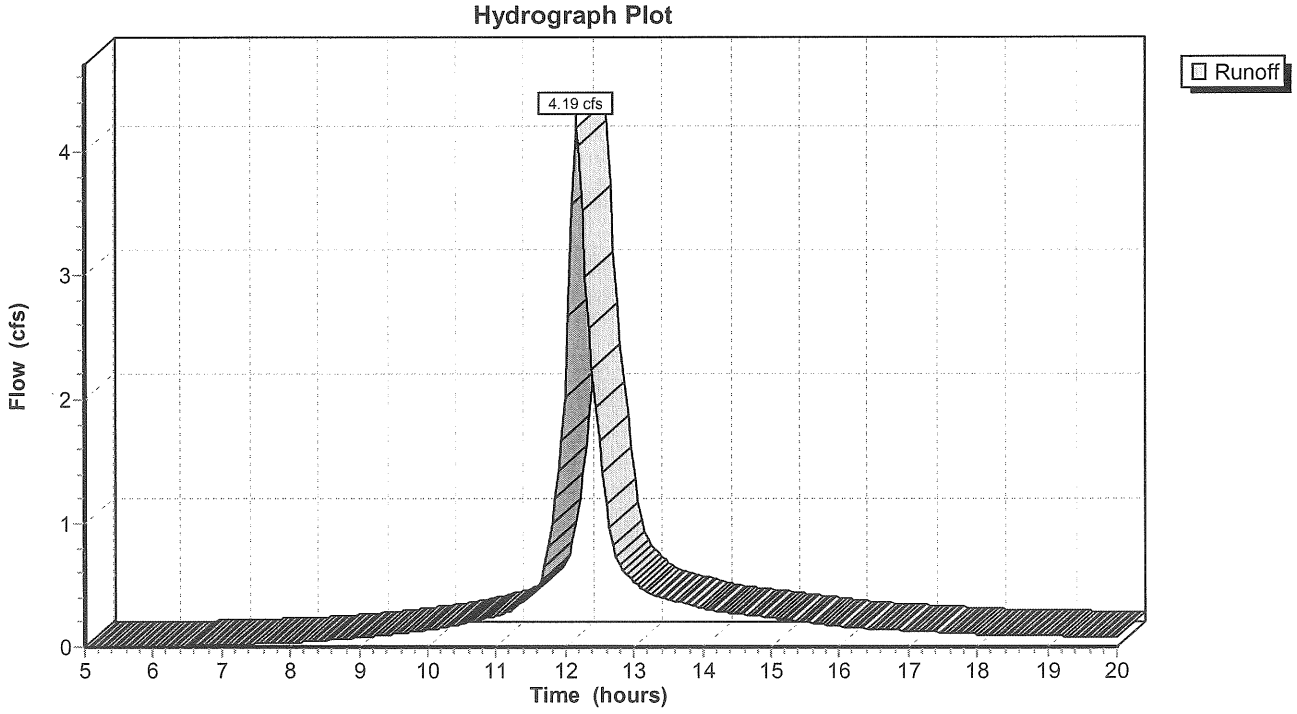
Runoff = 4.19 cfs @ 12.17 hrs, Volume= 0.350 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

| Area (sf) | CN | Description |
|---|---|---|
| 47,117 | 98 | Paved parking & roofs |
| 7,477 | 91 | Gravel roads, HSG D |
| 6,963 | 77 | Woods, Good, HSG D |
| 26,146 | 84 | 50-75% Grass cover, Fair, HSG D |
| 6,215 | 80 | >75% Grass cover, Good, HSG D |
| 93,918 | 91 | Weighted Average |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 11.5 | 120 | 0.0208 | 0.2 | | **Sheet Flow,** Grass: Short n= 0.150 P2= 3.00" |
| 0.7 | 70 | 0.0286 | 1.7 | | **Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps |
| 0.1 | 17 | 0.0200 | 2.9 | | **Shallow Concentrated Flow,** Paved Kv= 20.3 fps |
| 12.3 | 207 | Total | | | |

## Subcatchment 7S: 7S

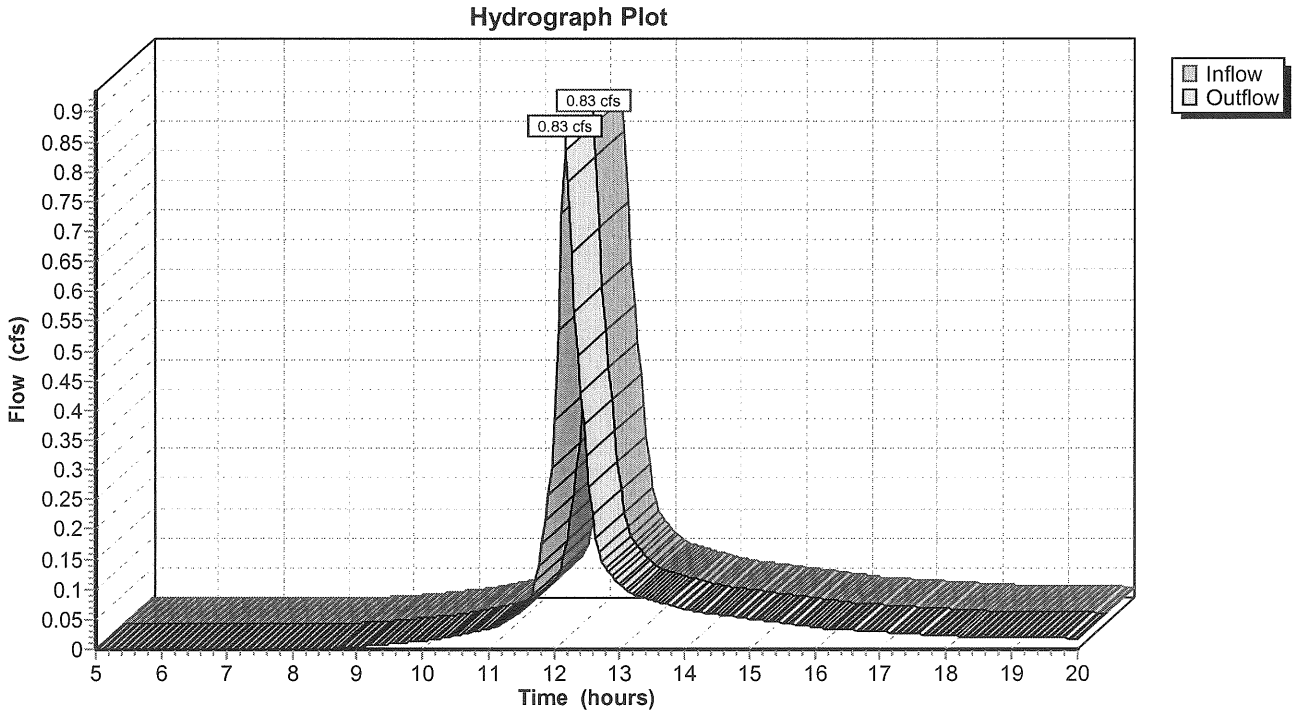


## Reach SP1: (new node)

Inflow = 0.83 cfs @ 12.16 hrs, Volume= 0.066 af
Outflow = 0.83 cfs @ 12.16 hrs, Volume= 0.066 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP1: (new node)

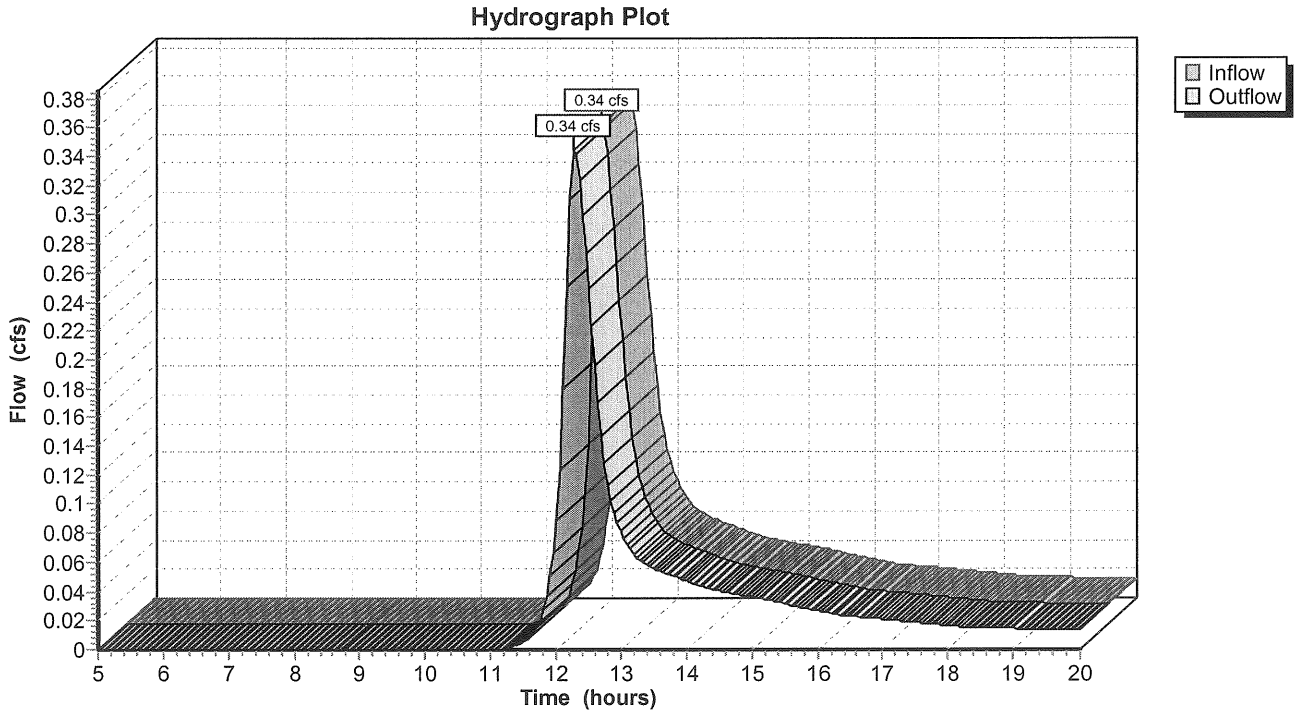


## Reach SP2: (new node)

Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.035 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.035 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP2: (new node)

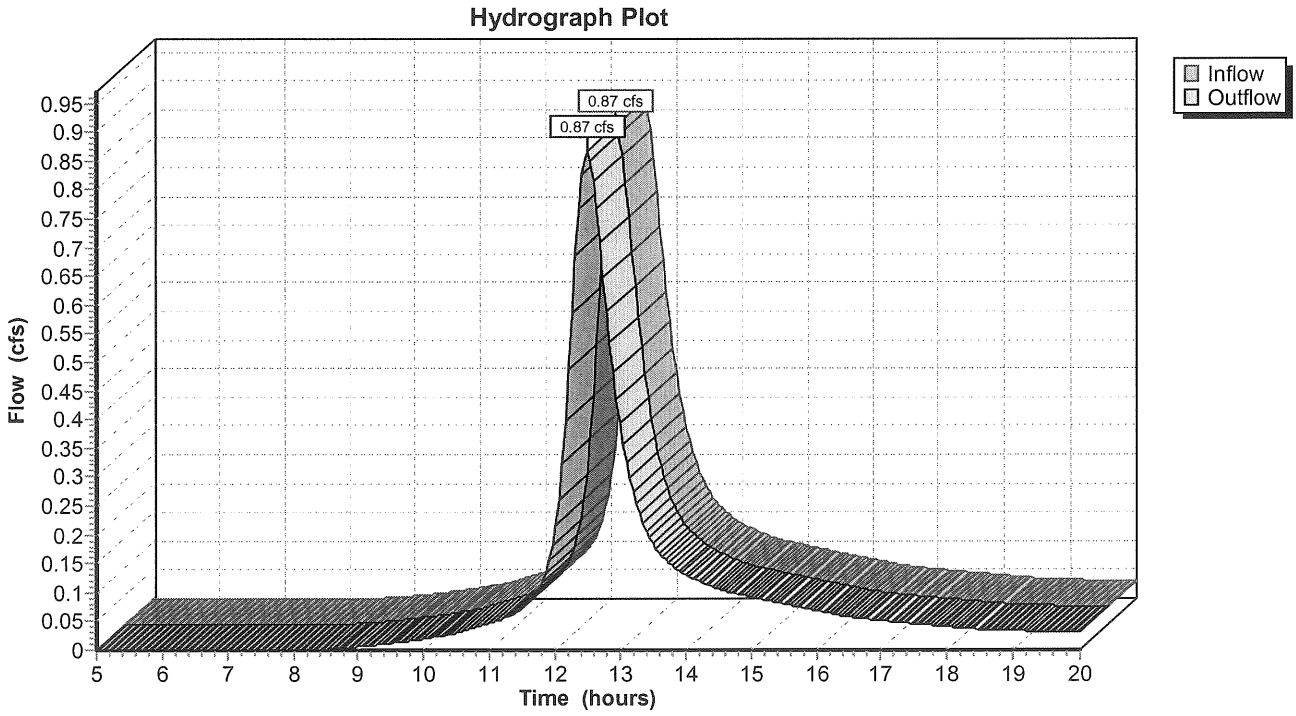


## Reach SP3: (new node)

Inflow = 0.87 cfs @ 12.49 hrs, Volume= 0.108 af
Outflow = 0.87 cfs @ 12.49 hrs, Volume= 0.108 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP3: (new node)

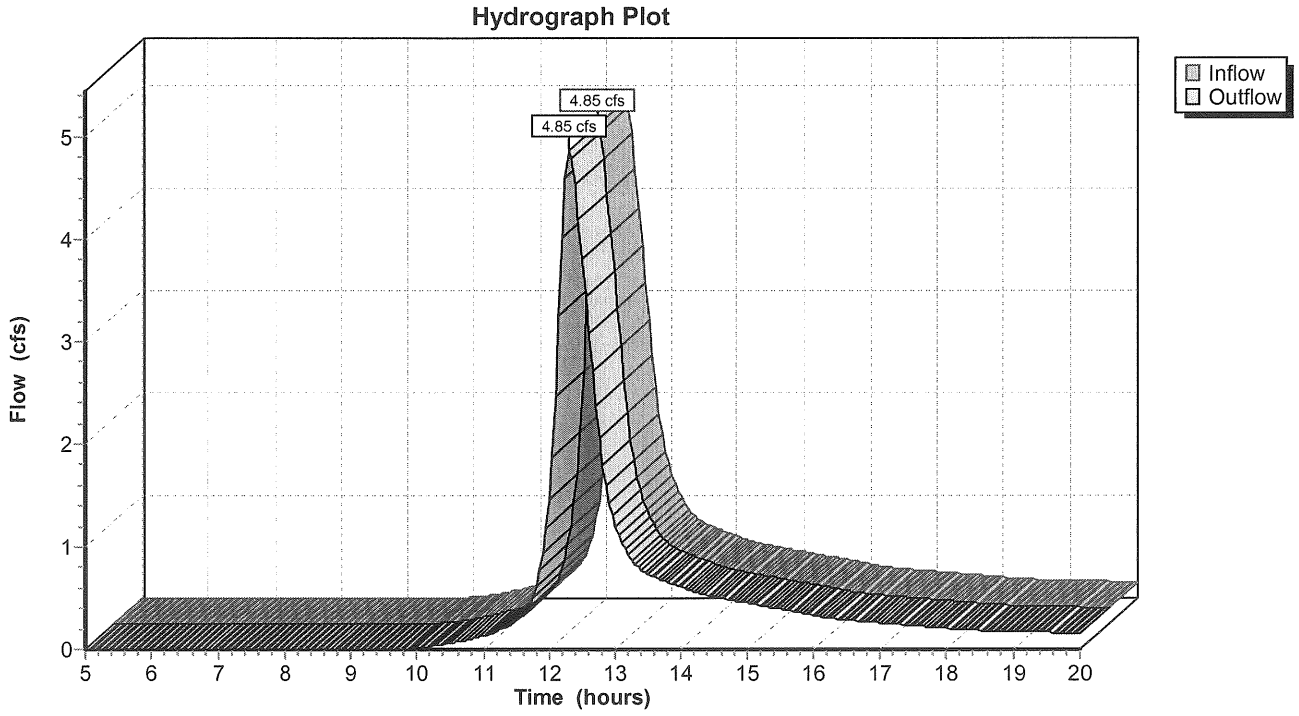


## Reach SP4: (new node)

Inflow = 4.85 cfs @ 12.32 hrs, Volume= 0.497 af
Outflow = 4.85 cfs @ 12.32 hrs, Volume= 0.497 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP4: (new node)

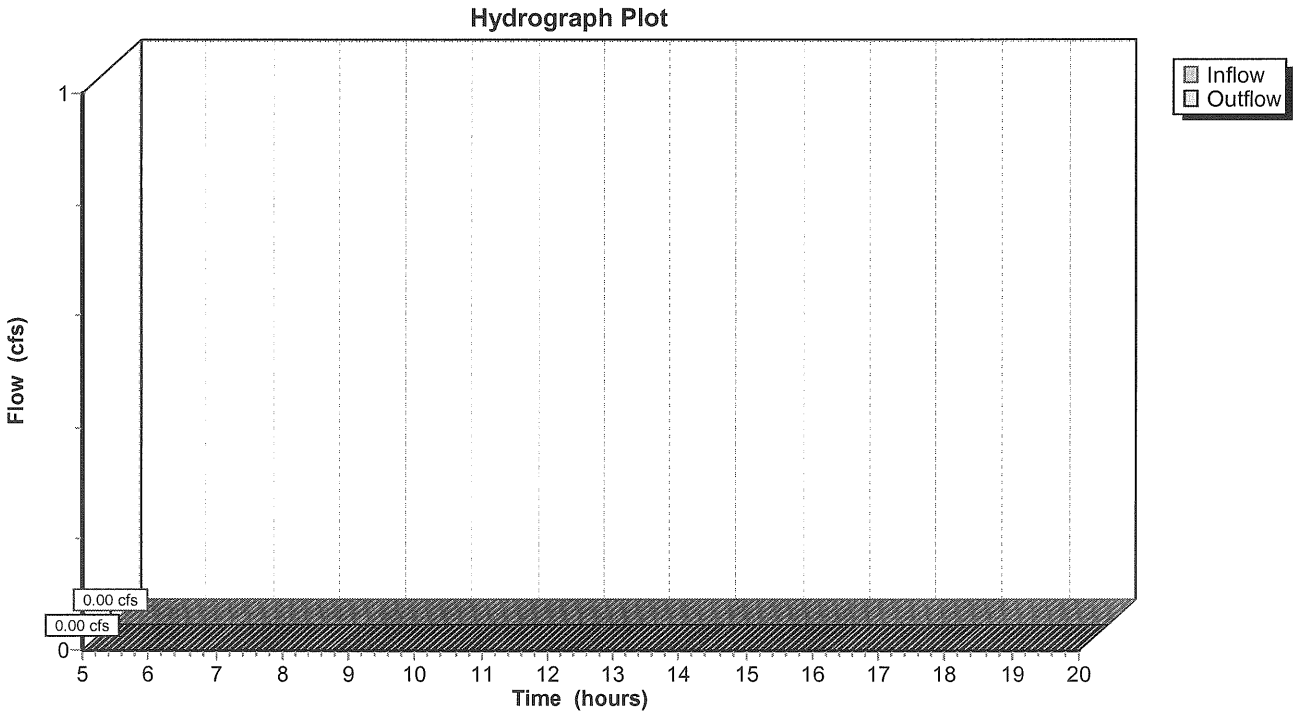


## Reach SP5: (new node)

| | | | | |
|---|---|---|---|---|
| Inflow | = | 0.00 cfs @ | 5.00 hrs, Volume= | 0.000 af |
| Outflow | = | 0.00 cfs @ | 5.00 hrs, Volume= | 0.000 af, Atten= 0%, Lag= 0.0 min |

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP5: (new node)

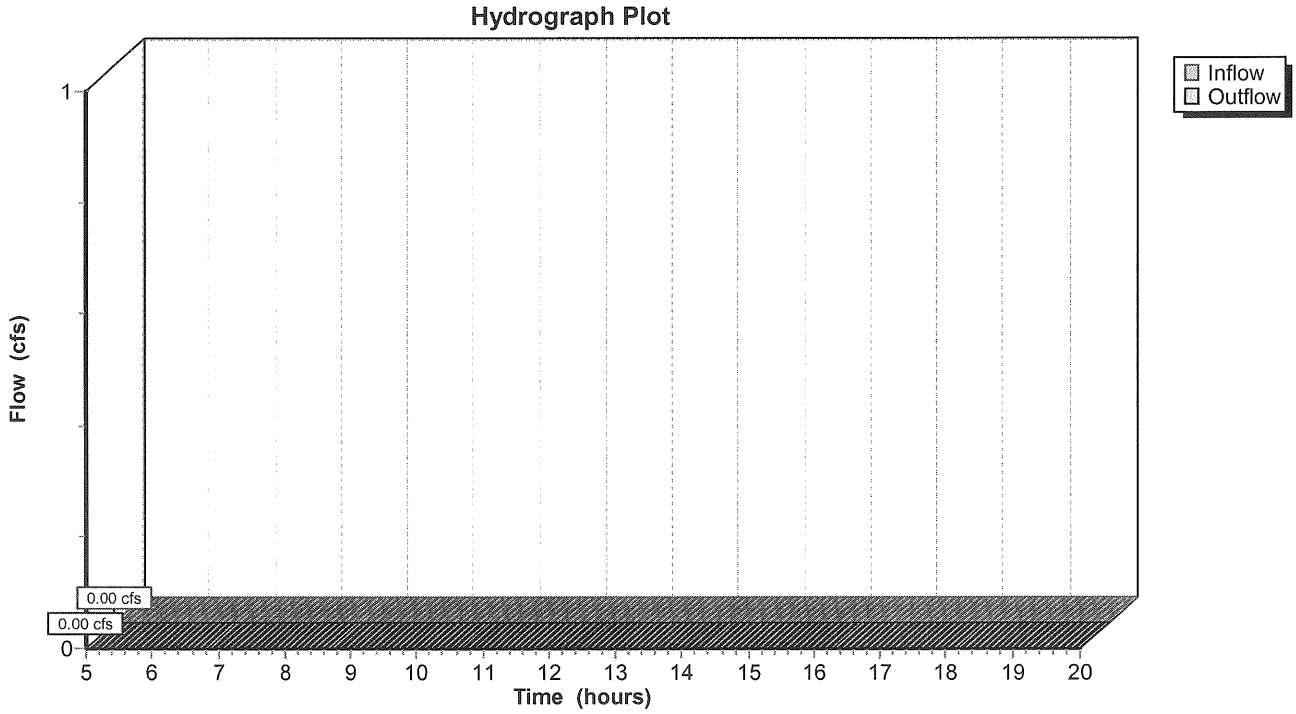


## Reach SP6: (new node)

Inflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

## Reach SP6: (new node)



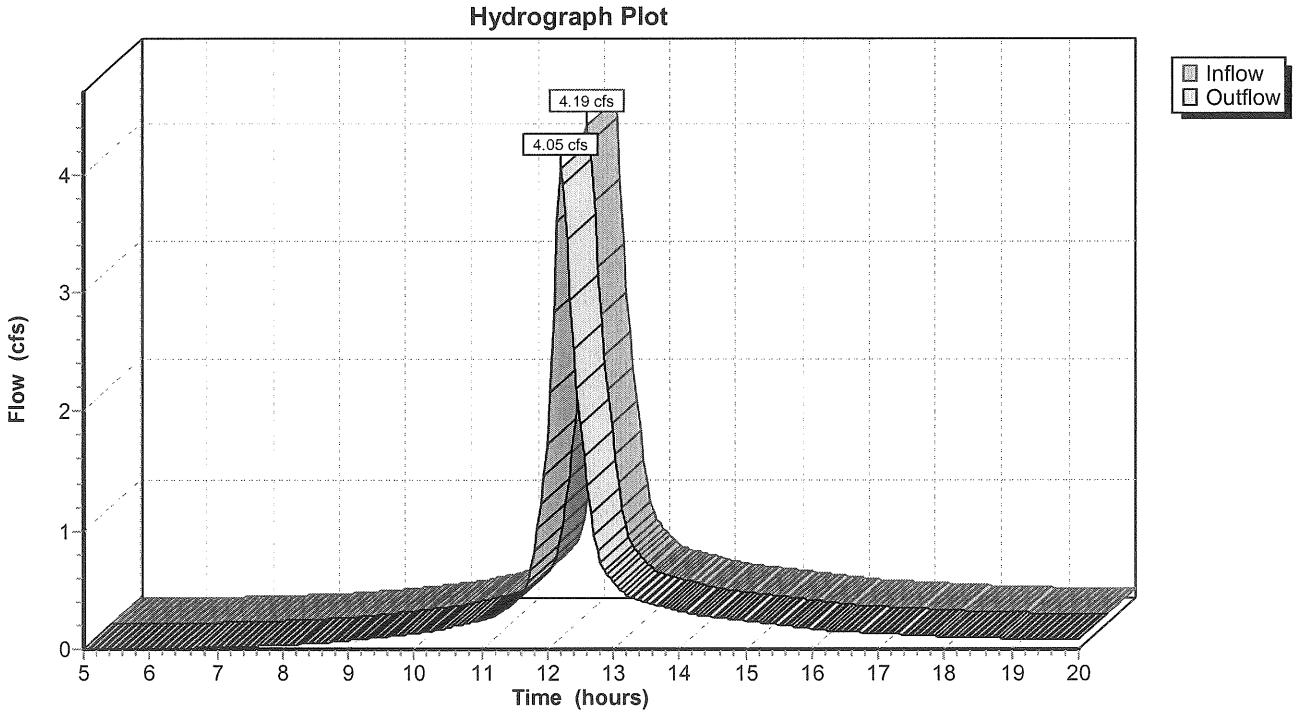
## Reach SP7: Site Stormdrain Network

Inflow = 4.19 cfs @ 12.17 hrs, Volume= 0.350 af
Outflow = 4.05 cfs @ 12.21 hrs, Volume= 0.349 af, Atten= 3%, Lag= 2.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 6.1 fps, Min. Travel Time= 1.4 min
Avg. Velocity = 2.5 fps, Avg. Travel Time= 3.3 min

Peak Depth= 0.80'
Capacity at bank full= 4.21 cfs
Inlet Invert= 93.00', Outlet Invert= 88.00'
12.0" Diameter Pipe n= 0.011 Length= 500.0' Slope= 0.0100 '/'

## Reach SP7: Site Stormdrain Network



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: 1S**
Tc=11.1 min CN=85 Area=23,297 sf Runoff= 1.61 cfs 0.129 af

**Subcatchment 2S: 2S**
Tc=18.1 min CN=73 Area=23,382 sf Runoff= 0.89 cfs 0.084 af

**Subcatchment 3S: 3S**
Tc=35.2 min CN=86 Area=36,910 sf Runoff= 1.65 cfs 0.210 af

**Subcatchment 4S: 4S**
Tc=21.9 min CN=80 Area=227,044 sf Runoff= 10.42 cfs 1.061 af

**Subcatchment 5S: (new node)**
Tc=0.0 min CN=0 Area=0 sf Runoff= 0.00 cfs 0.000 af

**Subcatchment 6S: (new node)**
Tc=0.0 min CN=0 Area=0 sf Runoff= 0.00 cfs 0.000 af

**Subcatchment 7S: 7S**
Tc=12.3 min CN=91 Area=93,918 sf Runoff= 7.29 cfs 0.626 af

**Reach SP1: (new node)**
Inflow= 1.61 cfs 0.129 af
Outflow= 1.61 cfs 0.129 af

**Reach SP2: (new node)**
Inflow= 0.89 cfs 0.084 af
Outflow= 0.89 cfs 0.084 af

**Reach SP3: (new node)**
Inflow= 1.65 cfs 0.210 af
Outflow= 1.65 cfs 0.210 af

**Reach SP4: (new node)**
Inflow= 10.42 cfs 1.061 af
Outflow= 10.42 cfs 1.061 af

**Reach SP5: (new node)**
Inflow= 0.00 cfs 0.000 af
Outflow= 0.00 cfs 0.000 af

**Reach SP6: (new node)**
Inflow= 0.00 cfs 0.000 af
Outflow= 0.00 cfs 0.000 af

**Reach SP7: Site Stormdrain Network**
Inflow= 7.29 cfs 0.626 af
Length= 500.0' Max Vel= 6.1 fps Capacity= 4.21 cfs Outflow= 4.24 cfs 0.625 af

**Runoff Area = 9.287 ac Volume = 2.110 af Average Depth = 2.73"**